

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

BAXTER JAMES ROBERT & YEN KIM (PLN250203)

RESOLUTION NO. 26-047

Resolution by the County of Monterey Chief of Planning:

- 1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and finding the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, and associated site improvements including the removal of 26 Monterey Pine.

[PLN250203, BAXTER JAMES ROBERT & YEN KIM, 34 Poppy Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-032-015-000)]

The BAXTER JAMES ROBERT & YEN KIM application (PLN250203) came on for an administrative hearing before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project. The project involves the construction of an approximately 9,423 square foot two-story single-family dwelling with an 889 square foot three-car garage attached on a vacant lot. The project also includes the removal of 26 Monterey pine trees; however, permits required for tree removal have been obtained through the creation of the residential lot (see Finding 5). The parcel is vacant and located within the Poppy-1 (Poppy Hills Golf Course Subdivision) that was established with a building envelope, a 25 foot wide trail easement, and a 20 foot wide drainage easement. The proposed project includes a 2,800 square foot decomposed granite driveway, a 2,500 permeable pavers motor court, a 235 square foot covered entry porch, 321 square feet covered back porch, and 454 square feet of terraces that will be sited at the northernmost part of the parcel. Grading will involve approximately 200 cubic yards of cut and 200 cubic yards of fill.
- c) Allowed Use. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with a Building Site 6 overlay and a Design overlay in the Coastal Zone or "LDR/B-6-D(CZ)". Low Density Residential zoning allows for the construction of a new single-family dwelling with an attached garage as a principally allowed use due to the parcel being within Area F-2 which established 16 residential lots through a standard subdivision shown on Figure 9b of the Del Monte Forest LUP, subject to Coastal Administrative Permit. This parcel is identified as lot 8 of the approved subdivision as described in "Finding 1, Evidence d". The principally allowed use is subject to a Coastal Administrative Permit pursuant to Title 20 sections 20.14.040.A. Additionally, pursuant to Title 20 section 20.44, the development in the underlying zoning district is also subject to a Design Approval. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The parcel (Assessor's Parcel Number 008-031-035-000, 1 acre) is shown in its current configuration at Lot 8 of the Poppy-1 (Area F-2) Subdivision (Tract 1515), recorded in Volume 24, Page 36 of the Cities & Towns Map. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Del Monte Forest Land Use Plan (DMF LUP) Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Policy 53 is enforced by DMF CIP section 20.147.070.B.3, adding that adequate setbacks and minimal tree removal shall be required, and that architectural design, material,

and color be consistent with the nature of the Plan area. According to Figure 3, the subject property is designated as being in the viewshed from Point Lobos; however, the subject property is not seen from Point Lobos and is not visible from a common public viewing area due to intervening vegetation and topography. Residences within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The proposed exterior finishes of bronze metal roofing, bronze framed windows & doors, natural stain cedar siding with light gray stucco, cream and gold ledgestone veneer blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. Retained Pine trees will also continue to surround the property and shield the development from any public views. The project as designed and sited assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- f) Development Standards and Pescadero Coverage. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. However, the subject property has a Building Site 6 overlay that establishes the building site area and setbacks. Pursuant to Title 20 section 20.42.030.F, the minimum requirements contain a lot size of at least 1 acre, a front setback of 30 feet, side setbacks equal to 10 percent of the lot width (up to a maximum of 20 feet), and a rear setback of 20 feet. The garage is attached to the proposed residence and therefore, is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As proposed, the residence and attached accessory structure will be entirely within the building envelope established by the Poppy 1 Subdivision and will be over 30 feet from the front, over 20 feet from the side, over 20 feet from the rear, and a proposed height of 27 feet 8 inches for the residence as measured from average natural grade. The subject property has a maximum allowable building site coverage of 15 percent, and as proposed, the lot coverage will be 12.4 percent. There is a floor area ratio requirement of not over 20 percent, as proposed, the structures will be 16.6 percent.

The subject property is within the Pescadero watershed. Pursuant to Del Monte Forest LUP Policy 77, properties within this area are subject to an impervious surface coverage of 9,000 square feet. As proposed, the development will contain 8,868 square feet of impervious surface. Therefore, the property is consistent with this policy and complies with the required site development standards based on the applicable LDR zoning district.

- g) Tree Removal. The proposed project involves the removal of 26 protected trees. However, as detailed in Finding No. 5 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. The previously approved PBC Concept Plan (HCD Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal

Zone. Poppy-1 Subdivision (Area F-2), a standard subdivision was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a coastal development permit to allow tree removal; therefore, subsequent coastal development permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan. Therefore, in this case, a subsequent coastal development permit to allow tree removal is not required.

- h) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction
- i) Driveway. The DMF LUP Policy 1 and Coastal Implementation Plan (CIP) Section 20.147.090.A.2 (Land Use and Development) requires new residential driveways to minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed decomposed granite and permeable pavers driveway and parking area meet these requirements. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes impacts to trees and other vegetation on the project site, and provides the minimum required parking for the single-family dwelling.
- j) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.
- k) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order Resolution No. 15-043.
- l) Staff conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250203.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the

application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following reports have been prepared:
 - “34 Poppy Lane Pre-construction Tree Impact Assessment” (LIB250309) prepared by Rob Thompson, Monterey, CA on November 2, 2025.
 - “Geotechnical Investigation Design Phase” (LIB260057) prepared by Greg Bloom, Watsonville, CA on January 27, 2025.County staff independently reviewed these reports and concurred with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All developments shall be in accordance with these reports.
- c) Staff conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250203.

3. FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are available to the subject property. Sewer service will be provided by Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. The subject parcel is located outside of any identified FEMA Flood Zones, floodways, and recharge areas. Potable water will be provided by the California American Water Company using water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138). A water entitlement from the Monterey Peninsula Water Management District was included in the application for the subject property for domestic water use.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250203.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and are not aware of any violations existing on subject property.
 - b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250203.

5. FINDING: **TREE REMOVAL** – The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB250322) was submitted to evaluate the proposed tree removal and address potential impacts.
 - b) The project includes the removal of 26 protected trees, inclusive of Monterey pines in moderate condition. Of the 26 trees, there are 6 landmark Monterey pines proposed for removal, and the remaining 20 trees fall between 8 and 21 inches. Per the project Arborist, all 26 trees proposed for removal are within the development footprint. The parcel is located within the Poppy 1 Subdivision (Area F-2), a standard subdivision was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a Coastal Development Permit to allow tree removal; therefore, subsequent Coastal Development Permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan. All tree removal has been mitigated for through the Final EIR associated with PLN100138 and therefore replanting is not a requirement.
 - c) The subject lot is densely forested. The trees are scattered across the entirety of the property. Avoiding tree removal is not feasible for developing this lot, especially with the size of the proposed project, which is consistent for this neighborhood. The arborist report shows that the densest tree cover is in the eastern portion of the property. Consistent with DMF CIP section 20.147.050.C.4 and DMF LUP Policy 33, the applicants sited their development outside of these densely forested areas to impact as few trees as possible.
 - d) Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that “Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred”. The Applicant has

minimized the tree removal to the maximum extent. Twenty-six trees are the minimum amount to be removed under the circumstances.

- e) To accommodate the proposed single-family residence, 6 landmark Monterey pine will be removed. This removal is necessary due to the placement of the proposed structure. Six landmark Monterey pine trees will be impacted due to the placement of the driveway, garage, and residence. The Monterey pines proposed for removal that are within the footprint of development and in close proximity to planned grading and construction activities are recommended for removal due to overly mature and senescing age class, declining physiological health, and that aging and declining pines tend to be less tolerant of impacts and disturbance associated with grading and construction activities. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Trees proposed for removal associated with grading and driveway impacts have been minimized as required by DMF LUP Policy 35.
- f) The arborist confirmed the proposed tree removal will not have adverse impacts on forest resources. The lot has many trees, and the majority of them will remain untouched by the project. There are no confirmed environmentally sensitive habitat areas (ESHA) on-site. As the tree removal is occurring outside of any ESHA, the project is consistent with section 20.147.050.C.3.a of the DMF CIP.
- g) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250203.

6. FINDING: CEQA / Previously-Certified Environmental Impact Report (EIR) –

The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the HCD Chief of Planning finds that the project does not require a subsequent EIR based on the following findings:

- No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
- No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or
- No new information of substantial importance has been provided which was not known at the time of the previous EIR

EVIDENCE: a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no

subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

- b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.
- c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.
- d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.
- e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.
- f) The project proposes residential development on a 1.41-acre lot identified in the Poppy-1 (Area F-2) as Lot 8, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. The Final EIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape residential development. Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement. No mitigation measures from the Final EIR are required to be applied to this project.
- g) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.
- h) No adverse environmental effects were identified during staff review of the development application, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.

7. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where Major Public Access & Recreational Facilities require visual or physical public access (Figure 8, DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250203.

8. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. This project is appealable to/by the Coastal Commission as it is between the sea and first through public road described in 20.86.080.A.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project consistent with the Final Environmental Impact Report, which does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
2. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, and associated site improvements including the removal of 26 Monterey Pine.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of May 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250203

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250203) allows construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-032-015-000 on May 20, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PDSP0001 - DEL MONTE FOREST LANDSCAPE LIMITATION (NON-STANDARD))

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (HCD-Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PW0045 – COUNTYWIDE TRAFFIC FEE

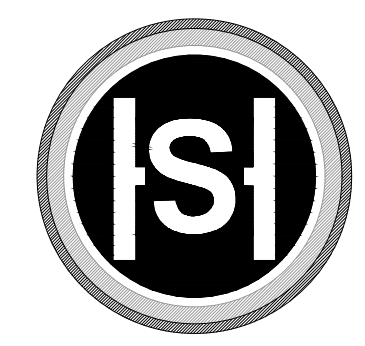
Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule. The fee schedule can be found here: <https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000>

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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C4	UTILITY PLAN
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C6	EROSION & SEDIMENT CONTROL PLAN
C7	EROSION & SEDIMENT CONTROL PLAN DETAILS & CMP
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A2.1.1	ENLARGED MAIN LEVEL FLOOR PLAN
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A2.2	UPPER LEVEL FLOOR PLAN
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A6.1	EXTERIOR ELEVATIONS
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A6.3	EXTERIOR RENDERINGS
EX1.1	EXTERIOR LIGHTING PLAN
L1	PLANTING PLAN



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BAXTER RESIDENCE
 34 POPPY LANE
 PEBBLE BEACH, CA 93953
 A.P.N. 008-032-015

PRELIMINARY

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Action:
 04/28/25 PLANNING
 APP REQUEST

Date: 11.20.2025
 Scale: NONE
 Drawn:
 Description:
 TITLE SHEET

Sheet No:
T-1.1

BAXTER RESIDENCE

34 POPPY LANE, LOT #8
 PEBBLE BEACH, CA

A.P.N. 008-032-015

PROJECT DESCRIPTION

CONSTRUCTION OF NEW TWO-STORY 9,342 S.F. SINGLE FAMILY HOME WITH AN ATTACHED 889 S.F. GARAGE. ALSO INCLUDED IS 732 S.F. OF UPPER LEVEL TERRACES AND 703 S.F. COVERED PATIOS

OWNER INFORMATION

JIM BAXTER & KIM YEN
 2398 SADDLEBACK DRIVE
 DANVILLE, CA 94506

CONSULTANT LIST

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 831.655.2723
 CONTACT: CHRIS STOUT
- STRUCTURAL:** ASHLEY & VANCE ENGINEERING
 210 E. COTA ST.
 SANTA BARBARA, CA 93101
 805.962.9966
 CONTACT: PAUL BELMONT
- TITLE 24 CALCULATIONS:** MONTEREY ENERGY GROUP
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 CARMEL, CA 93923
 831.372.8328
 CONTACT: DAVID KNIGHT
- SOILS:** BUTANO GEOTECHNICAL ENGINEERING
 231 GREEN VALLEY RD., SUITE E
 FREEDOM, CA 95109
 831.724.2612
 CONTACT: GREG BLOOM
- ARBORIST:** THOMPSON WILDLAND MANAGEMENT
 57 VIA DEL REY
 MONTEREY, CA 93940
 831.372.3796
 CONTACT: ROB THOMPSON

ZONING DATA/BUILDING CODE LEGEND

- A.P.N.: 008-032-015
 LOT SIZE: 61,419 S.F. (1.410 ACRES)
 ZONING: LDR/B-6-D(CZ)
 OCCUPANCY GROUP: R-3/U
 GENERAL PLAN DESIGNATION: RESIDENTIAL
 PLANNING AREA: DEL MONTE FOREST LUP
 DESCRIPTION OF USE: SINGLE FAMILY RESIDENTIAL
 TYPE OF CONSTRUCTION: TYPE V-B
 SPRINKLERS: YES
 STORIES: 2
 HEIGHT LIMIT: 30'-0"
 BUILDING HEIGHT: 27'-8"±
 TREE REMOVAL: 26 PINES (10"Ø - 25"Ø)
 PARKING REQUIRED: 2 SPACES
 PARKING PROVIDED: 3 COVERED SPACES
 GRADING: CUT: APPROX. 200 C.Y.
 FILL: APPROX. 200 C.Y.
 WATER PROVIDER: CAL-AM WATER
 SEWER PROVIDER: PBCSD
 FIRE DEPARTMENT: PBCSD

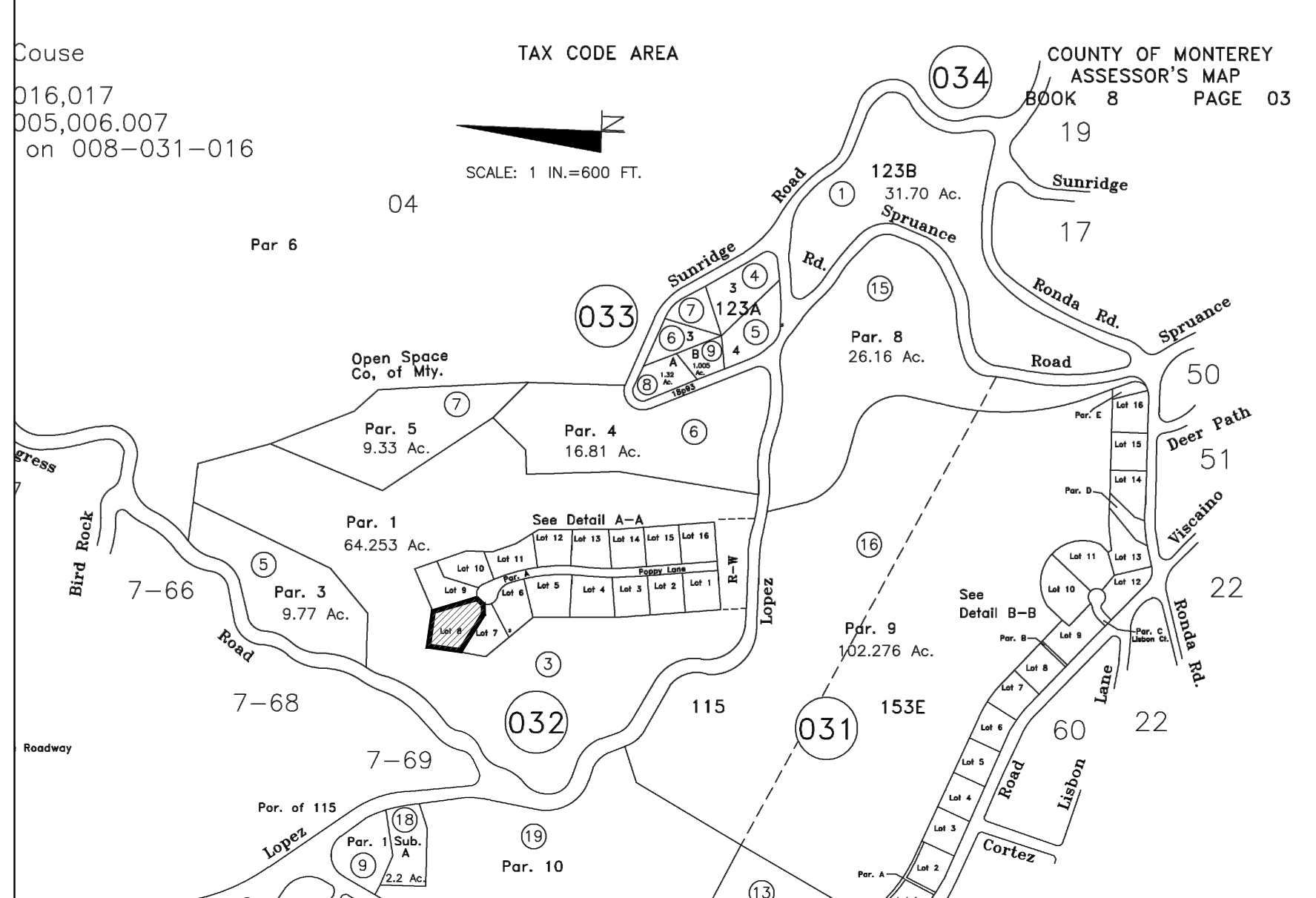
PROJECT NOTES

- THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC) AND CALIFORNIA GREEN CODE (CalGreen).
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4908, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

SQUARE FOOT ANALYSIS

LOT SIZE:	1.410 AC (61,419 S.F.)
FLOOR AREA TABULATION	
MAIN FLOOR	5,695 S.F.
UPPER FLOOR	3,647 S.F.
ATTACHED GARAGE	889 S.F.
TOTAL FLOOR AREA	(16.6%) 10,231 S.F.
ALLOWABLE FLOOR AREA	(20%) 12,284 S.F.
SITE COVERAGE TABULATION:	
HOUSE FOOTPRINT	6,584 S.F.
COVERED BACK PORCH	321 S.F.
COVERED ENTRY PORCH	235 S.F.
TERRACES >24" ABOVE GRADE (NOT OVER LIVING SPACE OR COVERED PATIO)	454 S.F.
TOTAL SITE COVERAGE	(12.4%) 7,594 S.F.
ALLOWABLE SITE COVERAGE	(15.0%) 9,213 S.F.
PROPOSED IMPERVIOUS COVERAGE TABULATION:	
HOUSE FOOTPRINT	6,584 S.F.
COVERED BACK PORCH	321 S.F.
COVERED ENTRY PORCH	235 S.F.
HARDSCAPE TERRACES	1728 S.F.
PROPOSED IMPERVIOUS COVERAGE	8,868 S.F.
ALLOWABLE IMPERVIOUS COVERAGE	9,000 S.F.
PERVIOUS D.G. DRIVEWAY	2,800 S.F.
PERMEABLE PAVERS MOTORCOURT	2,500 S.F.
TOTAL SITE DISTURBANCE	14,168 S.F.
ALLOWABLE SITE DISTURBANCE	15,000 S.F.

ASSESSOR'S PARCEL MAP



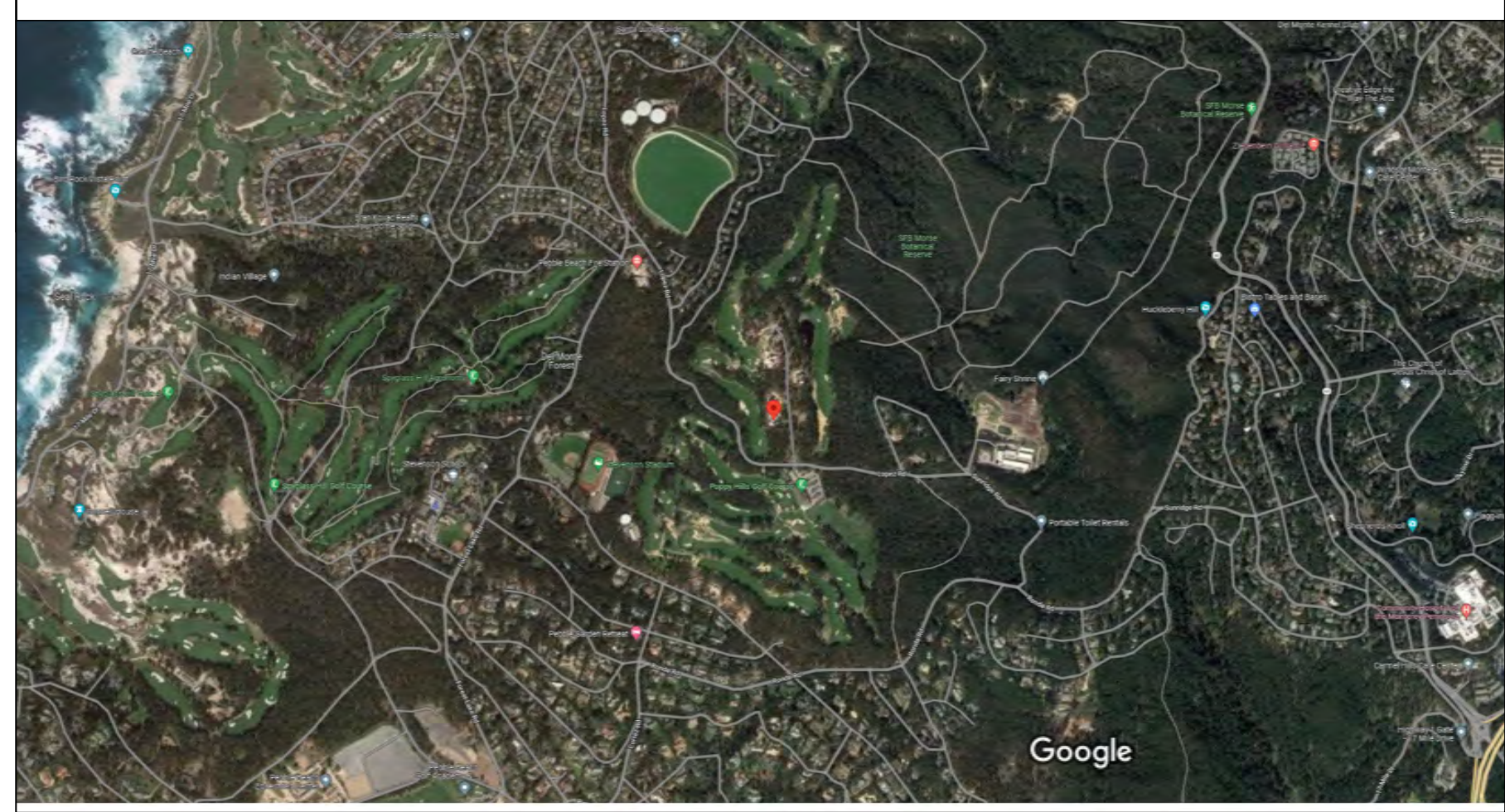
ABBREVIATIONS

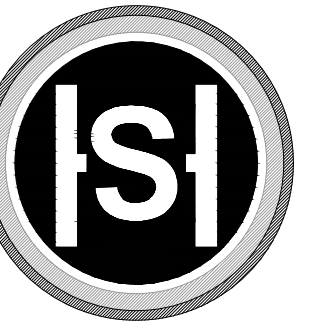
AB. -ANCHOR BOLT	D.S. -DOWNPOUT	HR. -HOUR	REFR. -REFRIGERATOR
AC. -AIR CONDITIONER	DWG. -DRAWING	HT. -HEIGHT	REIN. -REINFORCED
ACT. -ACOUSTIC TILE	E. -EAST	HTR. -HEATINGER	REV. -REVERSED
AD. -AREA DRAIN	EA. -EACH	H.V.A.C. -HEATING VENTILATION AND AIR CONDITIONING	R. -RIBER
ADJ. -ADJUSTABLE	ELEV. -ELEVATION	I.D. -INSIDE DIAMETER	RM. -ROOM
ALUM. -ALUMINUM	ELECT. -ELECTRICAL	IN. -INCHES	R.O. -ROUGH OPENING
& -AND	ELEV. -ELEVATOR	INSUL. -INSULATION	SCHED. -SCHEDULE
< -ANGLE	EMER. -EMERGENCY	INR. -INVERT	SECT. -SECTION
ANND. -ANNODED	EQ. -EQUAL	JAN. -JANITOR	SHT. -SHEET
AP. -ACCESS PANEL	EQUIP. -EQUIPMENT	JT. -JOINT	SM. -SIMILAR
ARCH. -ARCHITECTURAL	EXIST'(G) -EXISTING	KWDIF. -KILN DRY VERT. GRAIN DOUGL FIR	S.J. -SCORED JOINT
BO. -BOARD	DHX. -EXHAUST	LAM. -LAMINATE	SPKLR. -SPRINKLER
BTUM. -BITUMINOUS	EXP. -EXPANSION	LAV. -LAVATORY	S.F. -SQUARE FEET
BLDG. -BUILDING	E.J. -EXPANSION JOINT	LB. -POUND	S. -SOUTH
BLK(S). -BLOCKING	EXTER. -EXTERIOR	LT.(G) -LIGHTING	SO. -SQUARE
BOT. -BOTTOM	F.D. -FLOOR DRAIN	LVR. -LOUVER	S.S. -STAINLESS STEEL
BRK. -BRICK	FDN. -FOUNDATION	MACH. -MACHINE	STL. -STEEL
BSMT. -BASEMENT	F.E.(C). -FIRE EXTINGUISHER(CABINET)	MAX. -MAXIMUM	S.T.C. -ROUND TRANS GLASS
BLUR. -BUILT UP ROOF	F.H. -FIRE HYDRANT	MECH. -MECHANICAL	STD. -STANDARD
C. -CENTRALINE	F.H.C. -FIRE HOSE	MEMB. -MEMBRANE	STR. -STRUT
CAB. -CABINET	FIBERGL. -FIBERGLASS	MEZZ. -MEZZANINE	STRUCT. -STRUCTURAL
CAP. -CAPACITY	FIN. -FINISH	MFR. -MANUFACTURER	SUSP. -SUSPENDED
CAT. -CATALOG	FIN.FL. -FINISH FLOOR	MN. -MINIMUM	TEL. -TELEPHONE
CEM. -CEMENTitious	FIN.GR. -FINISH GRADE	MISC. -MISCELLANEOUS	TEMP. -TEMPORARY
CER. -CERAMIC	FLR. -FLOOR	MTG. -MOUNTING	T&G. -TONGUE AND GROOVE
C.F.M. -CUBIC FEET/MIN	FLUOR. -FLUORESCENT	MTL. -METAL	TH. -THICK
C.G. -CEILING	F.O. -FACE OF	N. -NORTH	THRU. -THROUGH
C.J. -CONTROL JOINT	F.O.S. -FACE OF STUD	N.C. -NOT IN CONTRACT	T.O.S. -TOP OF SLAB
C.M.U. -CONCRETE MASONRY UNIT	F.P. -FIRE STOP/PIPE	N. -NUMBER	T.O.W. -TOP OF WALL
C.NTR. -COUNTER	FR. -FRAME	NOM. -NOMINAL	TYP. -TYPICAL
C.O. -CLEAROUT	FT. -FOOT, FEET	N.T.S. -NOT TO SCALE	VENT. -VENTILATION
CONF. -CONFERENCE	FTG. -FOOTING	O.C. -ON CENTER	VERT. -VERTICAL
COL. -COLUMN	FXTR. -FIXTURE	O.D. -OUTSIDE DIAMETER	VEST. -VESTIBULE
COMM. -COMMUNICATION	GA. -GAUGE	O/V. -OVER	W. -WIDE, WIDTH
CONC. -CONCRETE	GALV. -GALVANIZED	OPNG. -OPENING	W/(O) -WITH (OR WITHOUT)
CONST. -CONSTRUCTION	GEN. -GENERAL	OVHD. -OVERHEAD	W.C. -WATER CLOSET
CONT. -CONTINUOUS	G.I. -GALVANIZED IRON	PERF. -PERFORATED	WD. -WOOD
CORR. -CORRIDOR	GL. -GLASS	PL. -PLATE	W/DW. -WINDOW
CPT. -CARRPET	GLZ. -GLAZING	PLAS. -PLASTER	W.P. -WATERPROOFING
C.T. -CERAMIC TILE	GR. -GRADE	PLAS. LAM. -PLASTIC LAMINATE	WT. -WEIGHT
CTR. -CENTER	G.I. -GALVANIZED IRON	PLYMB. -PLUMBING	
DET. -DETAIL	G.F.I. -GROUND FAULT INTERRUPT	PLYWD. -PLYWOOD	
D.F. -DRINKING FOUNTAIN	HD(R) -HEADER	POL. -POLISHED	
DI. -DIAMETER	HDWD. -HARDWOOD	PART. -PARTITION	
DIAG. -DIAGONAL	HDWR. -HARDWARE	RAD. -RADIUS	
DIM. -DIMENSION	H.M. -HOLLOW METAL	RAL. -RETURN AIR	
DN. -DOWN	HORZ. -HORIZONTAL	R.D. -ROOF DRAIN	
DR. -DOOR			

ARCHAEOLOGICAL NOTE

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE, WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

VICINITY MAP

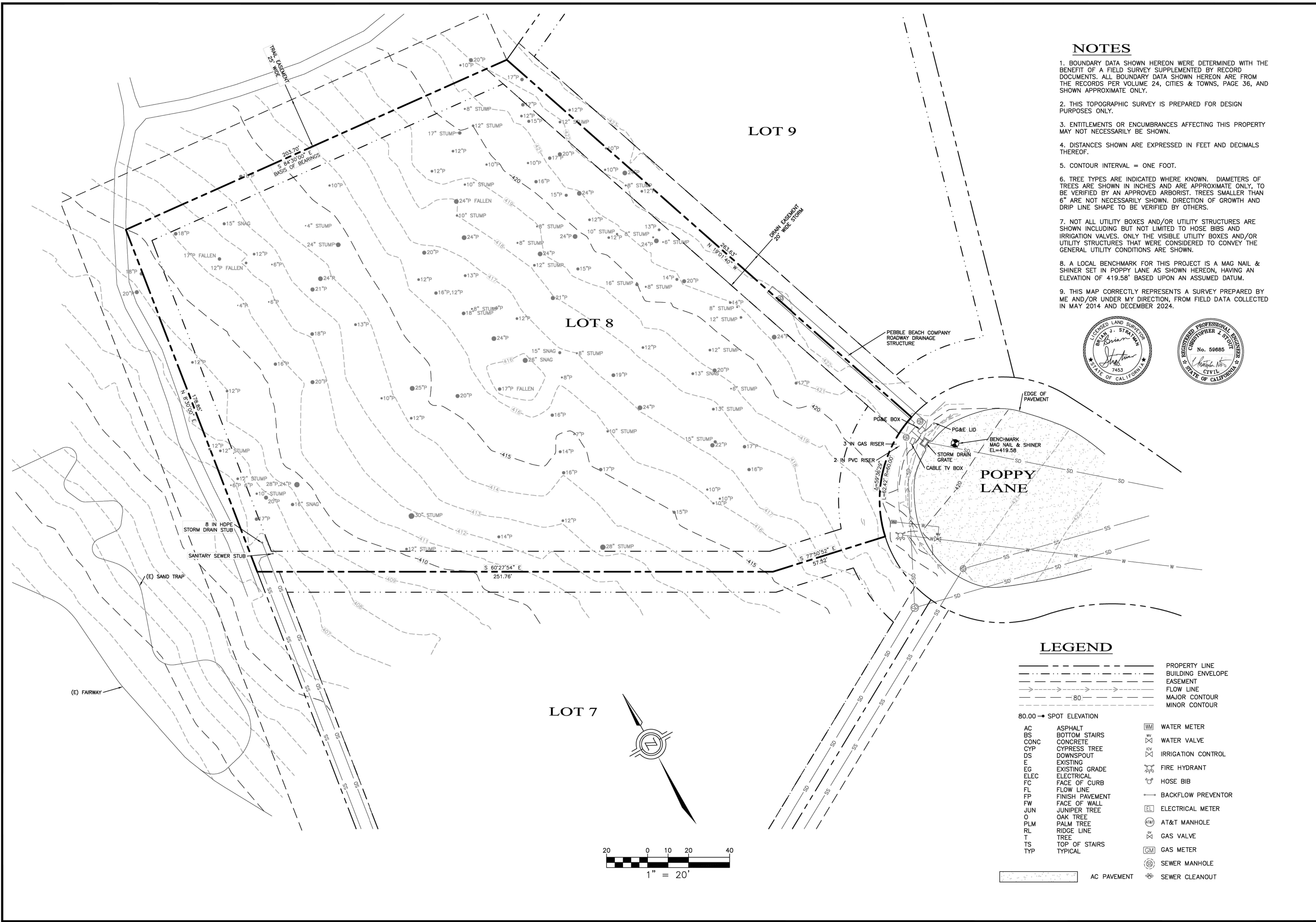




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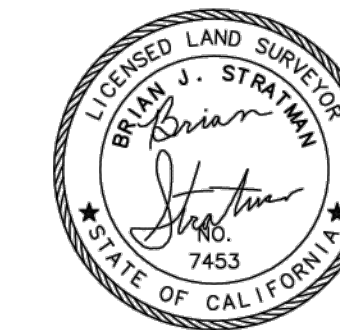
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CARMEL, CA. 93922
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NOTES

- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 24, CITIES & TOWNS, PAGE 36, AND SHOWN APPROXIMATE ONLY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 8" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL & SHINER SET IN POPPY LANE AS SHOWN HEREON, HAVING AN ELEVATION OF 419.58' BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MAY 2014 AND DECEMBER 2024.



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DRAWN BY: N/A
 DESIGNED BY: 12/12/24
 DATE: 1"-20"
 SCALE: 24-97
 JOB NUMBER: 24-97
 LAST REVISED: 24-97
 REVISED BY:

PREPARED FOR:
KIM AND JIM BAXTER
 2398 SADDLEBACK DRIVE
 DANVILLE, CA 94506
 JBAXT@MSN.COM

TOPOGRAPHIC SURVEY
 34 POPPY LANE
 PEBBLE BEACH, CA 93953
 (POPPY LANE LOT 8)
 APN 008-032-015

SHEET 1
 OF
 1 SHEET

LEGEND

80.00 → SPOT ELEVATION	— — — — —	PROPERTY LINE	WM	WATER METER
AC ASPHALT	— — — — —	BUILDING ENVELOPE	WV	WATER VALVE
BS BOTTOM STAIRS	— — — — —	EASEMENT	IC	IRRIGATION CONTROL
CONC CONCRETE	— — — — —	FLOW LINE	FD	FIRE HYDRANT
CYP CYPRESS TREE	— — — — —	MAJOR CONTOUR	FB	HOSE BIB
DS DOWNSPOUT	— — — — —	MINOR CONTOUR	BP	BACKFLOW PREVENTOR
E EXISTING	— — — — —		EM	ELECTRICAL METER
EG EXISTING GRADE	— — — — —		AM	AT&T MANHOLE
ELEC ELECTRICAL	— — — — —		GV	GAS VALVE
FC FACE OF CURB	— — — — —		GM	GAS METER
FL FLOW LINE	— — — — —		SM	SEWER MANHOLE
FP FINISH PAVEMENT	— — — — —		SC	SEWER CLEANOUT
FW FACE OF WALL	— — — — —			
JUN JUNIPER TREE	— — — — —			
O OAK TREE	— — — — —			
PLM PALM TREE	— — — — —			
RL RIDGE LINE	— — — — —			
T TREE	— — — — —			
TS TOP OF STAIRS	— — — — —			
TYP TYPICAL	— — — — —			
	AC PAVEMENT			

BAXTER RESIDENCE
 34 POPPY LANE
 PEBBLE BEACH, CA 93953
 A.P.N. 008-032-015

Prepared by:

PRELIMINARY

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Action:
 04.25.24 BUILDING SUBMITTAL

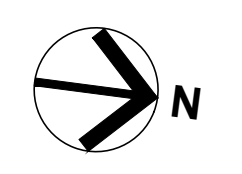
Date: 10.27.2025
 Scale: AS SHOWN

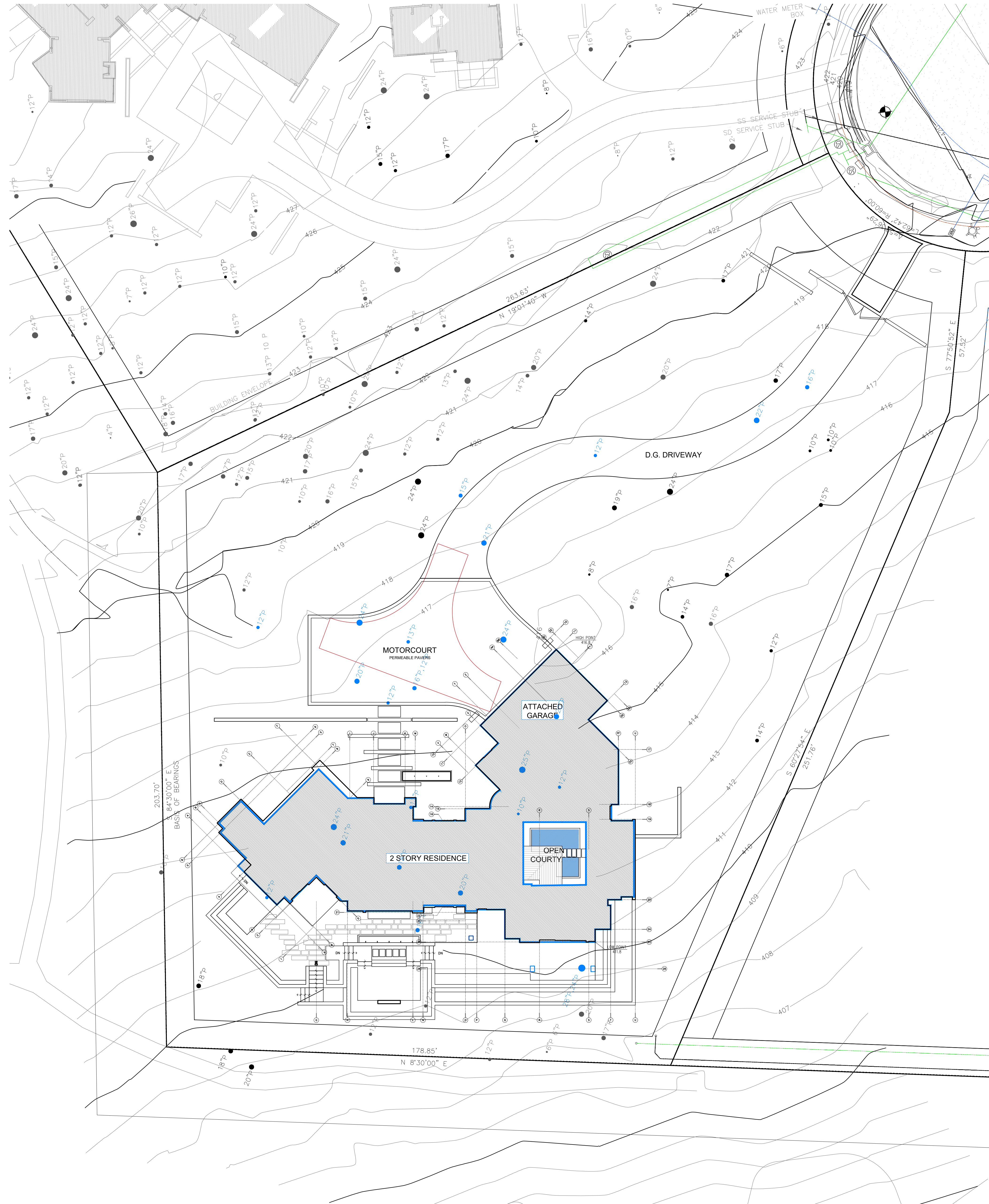
Drawn:
 Description: SITE SURVEY

Sheet No:
A-1.0

SITE SURVEY (EXISTING)

SCALE: 1/16" = 1'-0"





PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

DEFENSIBLE SPACE NOTES:

ZONE 0: EMBER RESISTANT ZONE: THE HOME AND THE AREA 0-5 FEET FROM THE FURTHEST ATTACHED EXTERIOR POINT OF THE HOME; DENIED AS A NON-COMBUSTIBLE AREA. THIS AREA IS THE MOST VULNERABLE TO EMBERS- START WITH FIRE-RESISTANT IMPROVEMENTS TO THE HOUSE ITSELF AND THEN MOVE INTO THE LANDSCAPING SECTION OF THE IMMEDIATE ZONE.

ZONE 1: LEAN, CLEAN AND GREEN ZONE: 5-30' FROM THE FURTHEST EXTERIOR POINT OF THE HOME. CLEAR DEBRIS AND USE LANDSCAPING OR HARDSCAPING THAT REMOVES FLAMMABLE VEGETATION AND CREATES BREAKS THAT CAN HELP DECREASE FIRE RISK.

ZONE 2: REDUCE FUEL ZONE: 30-100 FEET, OUT TO 200 FEET. FOCUS ON LANDSCAPING THAT WILL INTERRUPT A FIRE'S PATH AND KEEP FLAMES SMALLER AND ON THE GROUND, INCLUDING MAKING SURE TREES ARE SPACED OUT FAR ENOUGH.

FIRE DEPARTMENT NOTES

P103.1 DRIVEWAYS. (FIRE 007), DRIVEWAY IDENTIFIED IN THIS SECTION IS DEFINED AS A VEHICLE ACCESS THAT SERVES UP TO TWO (2) PARCELS WITH NO MORE THAN TWO (2) RESIDENTIAL UNITS AND ANY NUMBER ON NON-COMMERCIAL OR INDUSTRIAL BUILDINGS ON EACH PARCEL. DRIVEWAYS SHALL NOT BE LESS THAN TWELVE (12) FEET WIDE TRAFFIC LANE AND MINIMUM FOURTEEN (14) FEET WIDE UNOBSTRUCTED CLEARANCE, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN FIFTEEN (15) FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED FIFTEEN PERCENT (15%) WITH A MAXIMUM SIDE SLOPE OF FIVE PERCENT (5%) WHERE DRIVEWAY GRADES ARE EIGHT PERCENT (8%) OR LESS, AN ALL-WEATHER SURFACE SUCH AS AN AGGREGATE BASE SHALL MEET MINIMUM FIRE REQUIREMENTS. OTHER TYPES OF MATERIAL FOR DRIVEWAYS MAY BE REQUIRED BY MONTEREY COUNTY CODE. WHERE THE GRADE EXCEEDS EIGHT PERCENT (8%), A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS FORTY THOUSAND (40,000) POUNDS, AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS NINETY (90) DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE TWENTY-FIVE (25) FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN NINETY (90) DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE TWENTY-EIGHT (28) FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF FOUR (4) FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING ONE HUNDRED FIFTY (150) FEET IN LENGTH, BUT LESS THAN EIGHT HUNDRED (800) FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY, WHERE THE DRIVEWAY EXCEEDS EIGHT HUNDRED (800) FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN FOUR HUNDRED (400)-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE AND THIRTY (30) FEET LONG WITH A MINIMUM OF TWENTY (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE THIRTY (30) FEET LONG WITH A MINIMUM TWENTY-FIVE (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN FIFTY (50) FEET OF THE PRIMARY BUILDING, THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE FORTY (40) FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF SIXTY (60) FEET IN LENGTH.

P103.2 GATES. (FIRE 008), ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST THIRTY (30) FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST TWO (2) FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE BE LESS THAN FOURTEEN (14) FEET WIDE UNOBSTRUCTED AND UNOBSTRUCTED VERTICAL CLEARANCE OF FIFTEEN (15) FEET. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A FORTY (40) FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

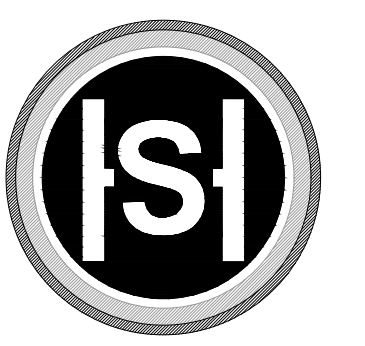
P104.2 ADDRESSES FOR BUILDINGS. (FIRE 011), ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS. EACH OCCUPANCY, INCLUDING DETACHED ACCESSORY DWELLING UNITS (ADU), EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF FOUR-INCH (4") HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

P109.1 STANDARD DEFENSIBLE SPACE REQUIREMENTS. (FIRE 019), REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF ONE HUNDRED (100) FEET OR TO THE PROPERTY LINE FROM STRUCTURES, WHICHEVER IS CLOSER. VEGETATION SHALL BE NO TALLER THAN FOUR INCHES (4") HIGH. LIMB TREES SIX FEET UP FROM GROUND, REMOVE LIMBS WITHIN TEN (10) FEET OF CHIMNEYS. ADDITIONAL OR ALTERNATE FIRE PROTECTION APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND OTHER JURISDICTIONAL AUTHORITIES.

P110.1 RESIDENTIAL FIRE SPRINKLER SYSTEMS (STANDARD). (FIRE 021), THE BUILDING(S) AND ATTACHED STRUCTURE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

P110.4 RESIDENTIAL FIRE ALARM SYSTEMS. (FIRE 024), THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CALIFORNIA RESIDENTIAL CODE SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE.

Q103.3 CYPRESS FIRE PROTECTION DISTRICT AND PEBBLE BEACH COMMUNITY SERVICES DISTRICT. (FIRE 029), ROOFING REQUIREMENTS FOR EXISTING BUILDINGS WITHIN THE CYPRESS FIRE PROTECTION DISTRICT AND THE PEBBLE BEACH COMMUNITY SERVICES DISTRICT WHEN TWENTY-FIVE PERCENT (25%) OR MORE OF THE ROOF AREA IS REROOFED WITHIN A ONE-YEAR PERIOD AFTER ISSUANCE OF A BUILDING PERMIT SHALL BE A MINIMUM CLASS "A" ROOF ASSEMBLY AS DEFINED BY THE INTERNATIONAL BUILDING CODE. WHERE THERE IS NO PERMIT ISSUED, THIS SECTION IS APPLICABLE TO SUCH BUILDINGS CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS CODE AND TO BUILDINGS WHERE TWENTY-FIVE PERCENT (25%) OR MORE OF THE ROOF AREA IS REROOFED WITHIN A ONE-YEAR PERIOD AFTER COMMENCING CONSTRUCTION.



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Action:	Date:	Description:
04.28.25	PLANNING	APP REQUEST
12.16.25	BUILDING	SUBMITTAL

Date: 01.27.2026

Scale: 1/16"=1'-0"

Drawn:

Description:
PROPOSED SITE PLAN

Sheet No:
A-1.1

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE JURISDICTIONAL AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/911 TICKET THROUGHOUT THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, STORM, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.
- PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.
- SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL & SHINER SET IN POPPY LANE AS SHOWN HEREON, HAVING AN ELEVATION OF 419.58' BASED UPON AN ASSUMED DATUM.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN CAUTIONED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 - CUT = 2006 CY
 - FILL = 350 CY
 - NET = 1700 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:50. DIMENSION WIDTH OF THE ACCESSIBLE ROUTES, WALKS AND SIDEWALKS SHALL BE AT LEAST 48-INCHES WIDE PER CBC 11B-403.

UNDERGROUND UTILITIES

- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

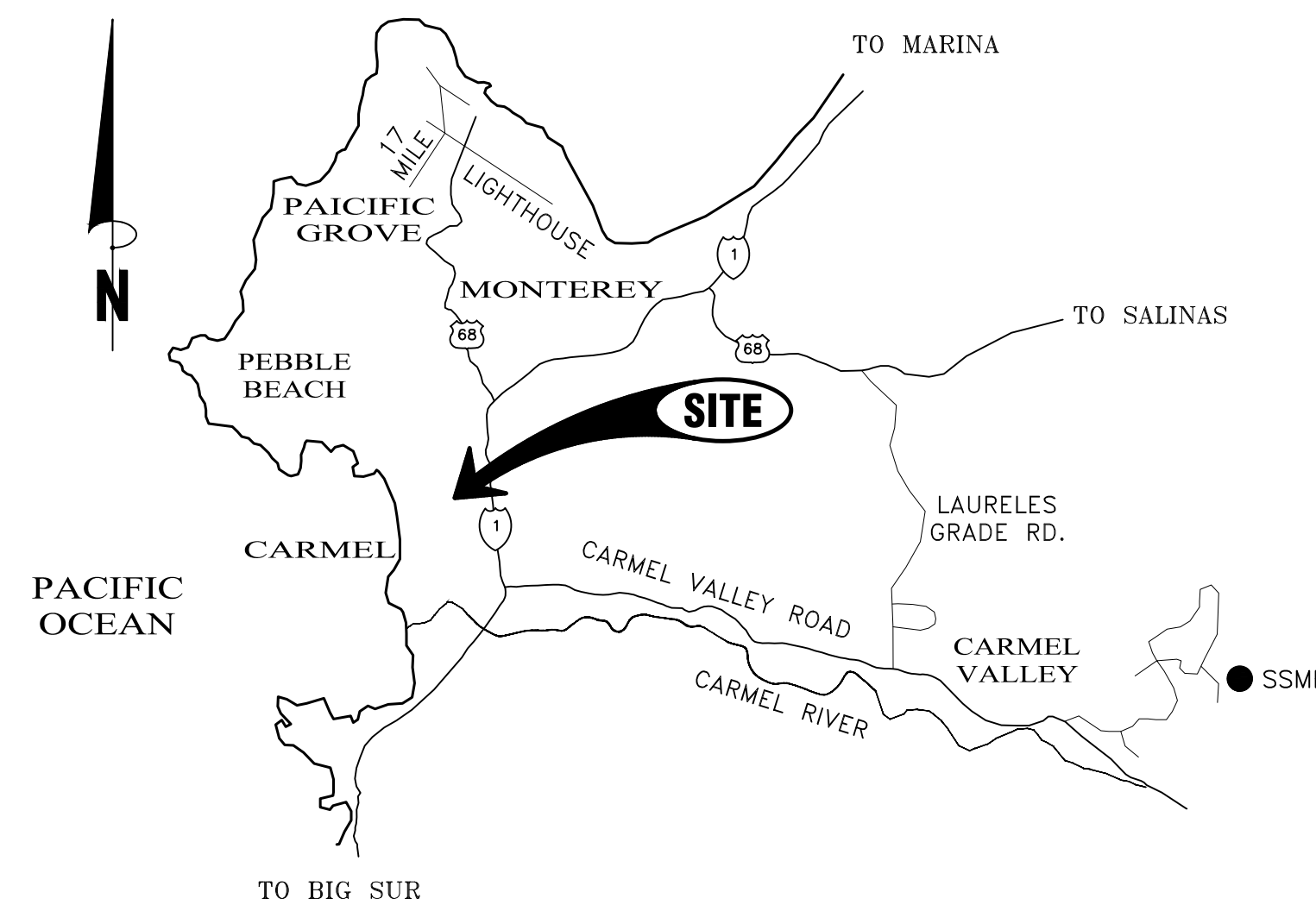
- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL STORM DRAIN PIPE SHALL BE RIGID, NO FLEX PIPE.

TREE PROTECTION NOTES

- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
 - EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CDAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.
 - TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
 - VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
 - NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY FORESTER.
 - ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

- PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE COUNTY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE. A PROTECTIVE FENCING WHICH ENCLOSE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
- ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
- PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
- THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE COUNTY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT (ESM)	---
---	CENTERLINE (CL)	---
---	STORM DRAIN MAIN	SD
---	ROOF DRAIN LATERAL	---
---	SANITARY SEWER MAIN	SS
---	WATER MAIN	W
---	DRAINAGE FLOW LINE	---
---	SAWCUT	---
---	GRADE BREAK	---
---	ACCESSIBLE PATH OF TRAVEL	---
---	MAJOR CONTOUR	170
---	MINOR CONTOUR	169
---	FENCE	X X X X
---	OVERHEAD LINES	---
---	SPOT ELEVATION	FG 171.13
---	DROP INLET (DI)	■
---	CURB INLET (CI)	■
---	AREA DRAIN (AD)	■
SDMH	STORM DRAIN MANHOLE (SDMH)	●SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	●SSMH
---	FIRE DEPARTMENT CONNECTION (FDC)	Y FDC
FH	FIRE HYDRANT (FH)	●FH
---	POST INDICATOR VALVE (PIV)	●
WM	WATER METER (WM)	■
wv	WATER VALVE (WV)	⊗
---	CHECK VALVE	⊗
---	DOUBLE CHECK VALVE	⊗
---	CLEANOUT (CO)	●

- C1 COVER & GENERAL NOTES
 C2 EXISTING SITE PLAN
 C3 GRADING & DRAINAGE PLAN
 C4 UTILITY PLAN
 C5 SECTIONS & DETAILS
 C5.1 ADS DETAILS
 C6 EROSION CONTROL PLAN
 C7 EROSION CONTROL DETAILS

SHEET INDEX

GEOTECHNICAL INSPECTION SCHEDULE

WHEN THE INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTION ITEM:	INSPECTION COMPLETED BY:	DATE COMPLETED:
1) PRIOR TO BACKFILLING 2) DURING BACKFILL PLACEMENT - OPENING	GEOTECHNICAL INSPECTOR	INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATION:		
1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL INSPECTOR	INSPECT & TEST PAD SUBGRADE:		
1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT SLAB-ON-GRADE INSTALLATION:		
1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:		
1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST RETAINING WALL BACKFILL:		
1) DURING FILL PLACEMENT 2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT 3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT:		
1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT 2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRAINAGE INSTALLATION:		

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INSPECTIONS HAVE BEEN COMPLETED.

SCALE: AS NOTED
 DATE: 2026-04-27
 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC
 SHEET NUMBER: C1
 OF 8 SHEETS
 PROJECT# 125-157

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 385-3636 Fax: (831) 647-1194
 email: c3eng@csengineering.net

COVER SHEET & GENERAL NOTES
BAXTER RESIDENCE
 APN# 008-032-015-000

Project Location: 34 Poppy Lane, Pebble Beach, CA
 PREPARED FOR: Sterling Hudfless Architects



SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPERE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHITO LFDI DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHITO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2757, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (4 MIN) ASHITO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MINIMUM PERMANENT (75-YR COVER LOAD) AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHITO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION.
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LB/FT². THE ASD IS DEFINED IN SECTION 2.8 OF ASTM F2418. AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.56 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2757 AND BY SECTIONS 3 AND 12.12 OF THE ASHITO LFDI DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

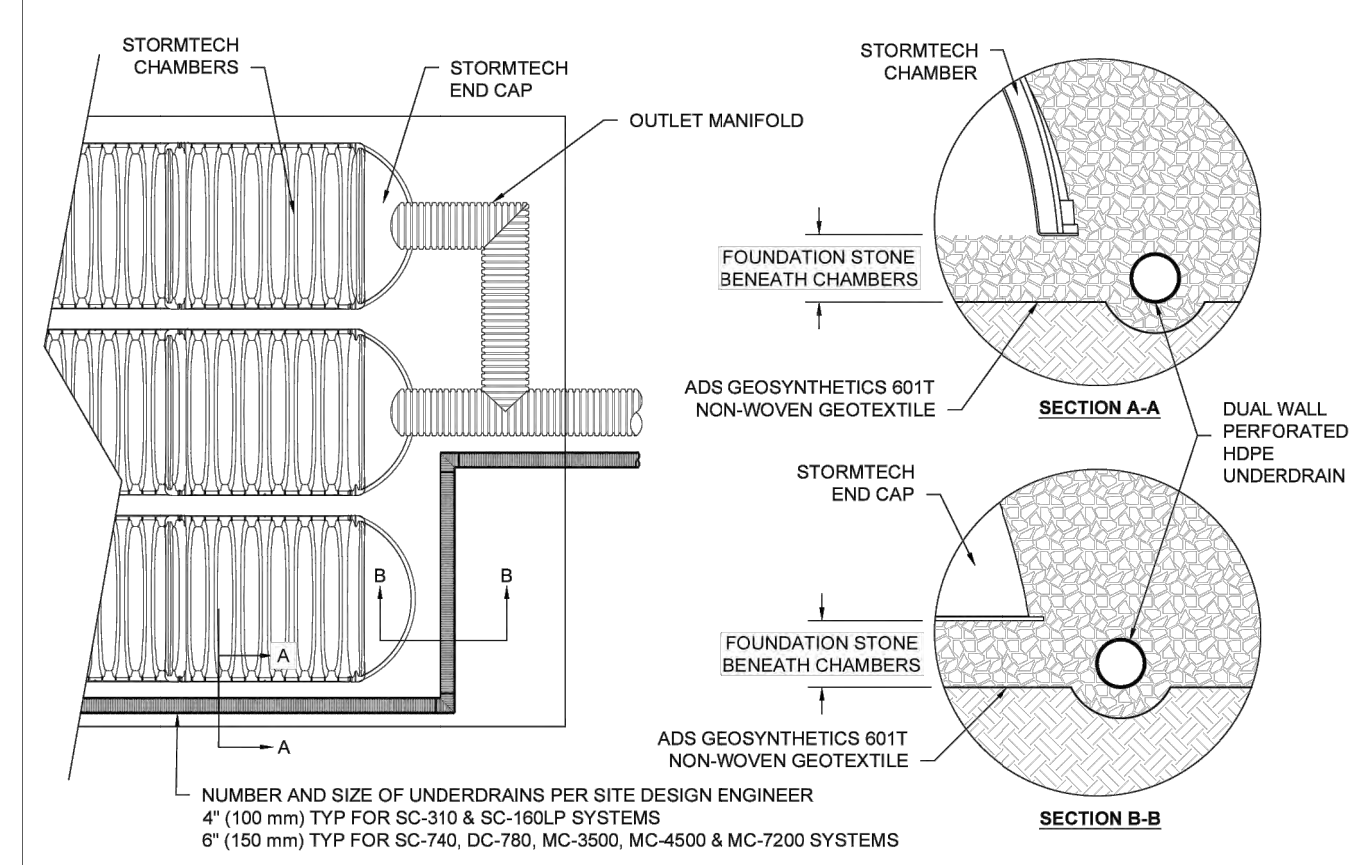
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS BACKFILL METHODS:
 - STONE/HOTEL COATED OR THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20.5 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXISTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

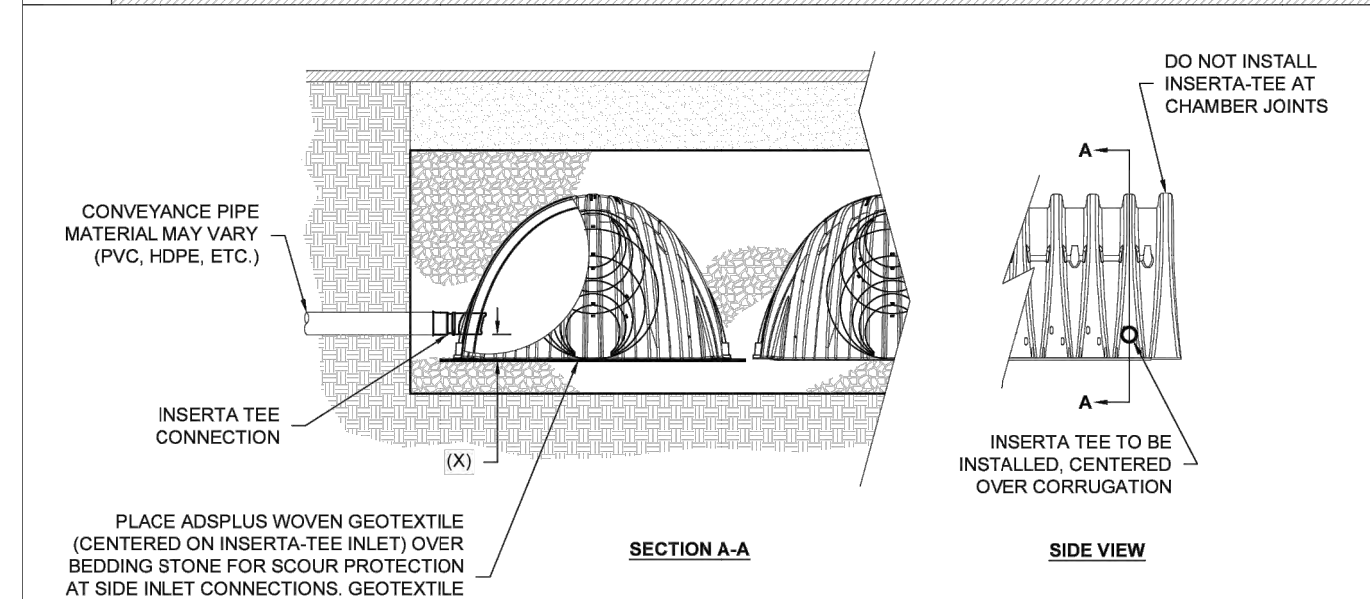
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER LIFT DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
 - BACKFILL LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310SC-740DC-780 CONSTRUCTION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH TECHNICAL WARRANTY.

CONTACT STORMTECH AT 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

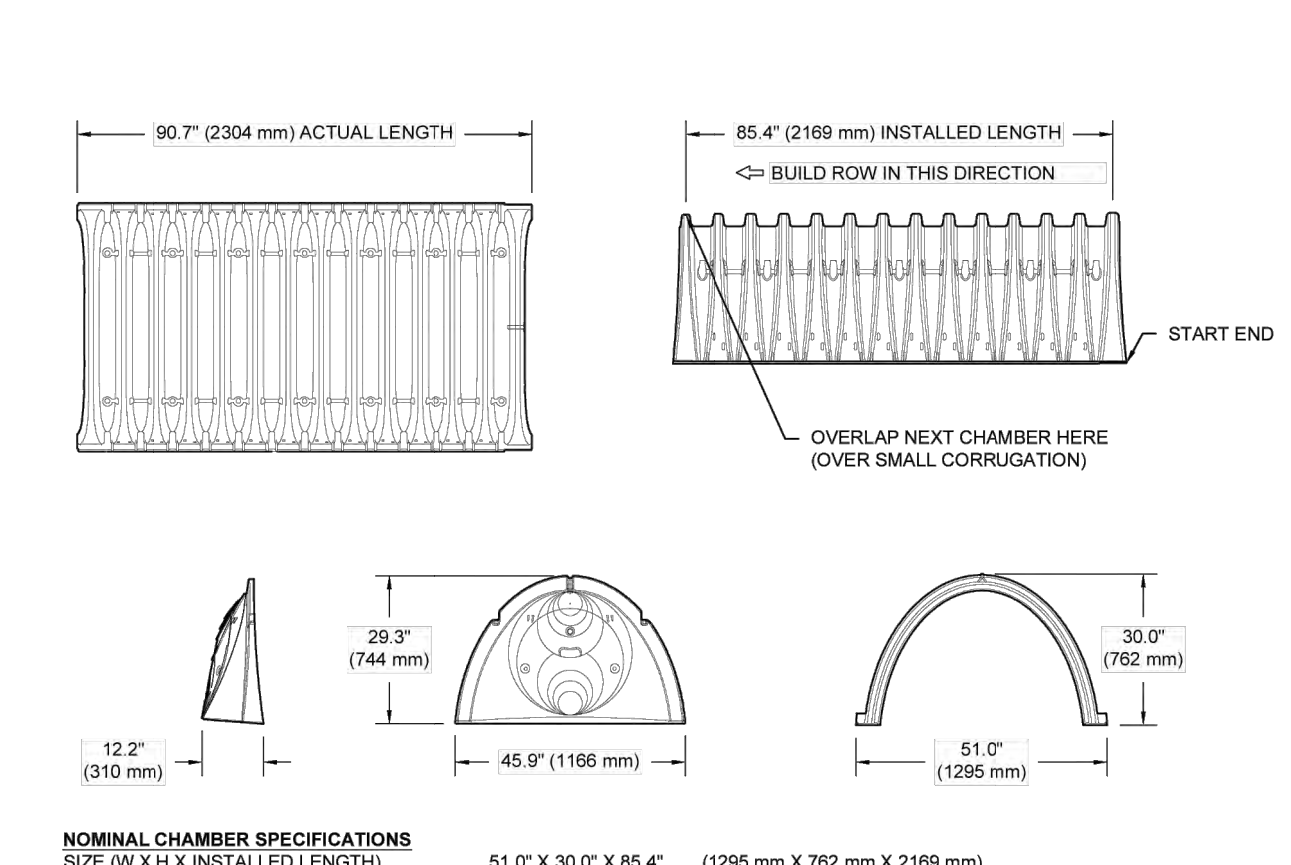


5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (IN)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-2500	12" (300 mm)	8" (200 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

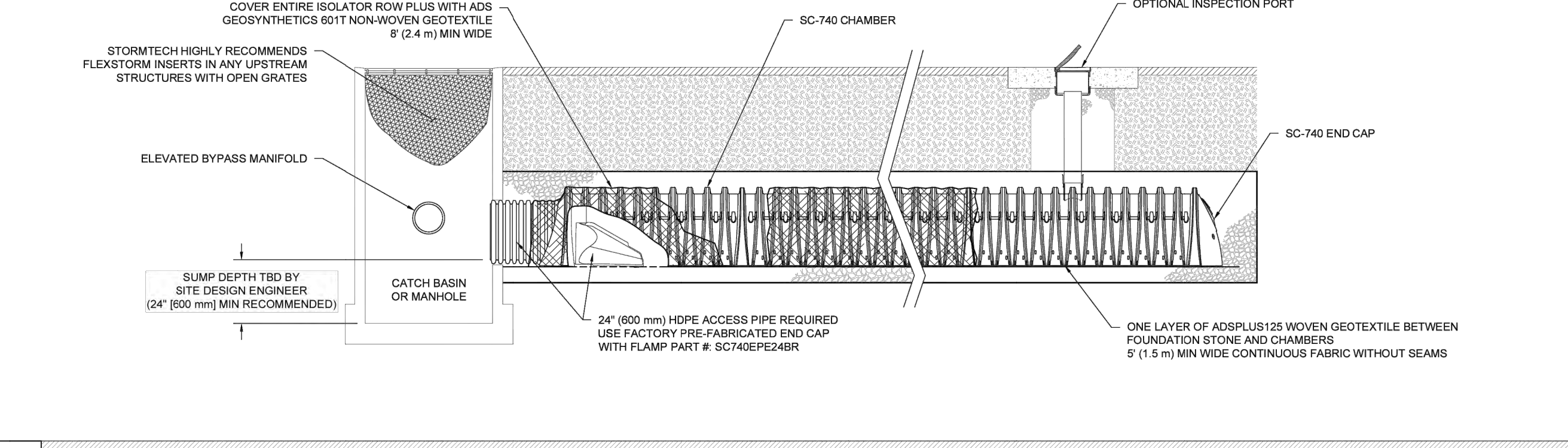
NOTES:
 PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RASSED AS NOT ALL INVERTS ARE POSSIBLE.



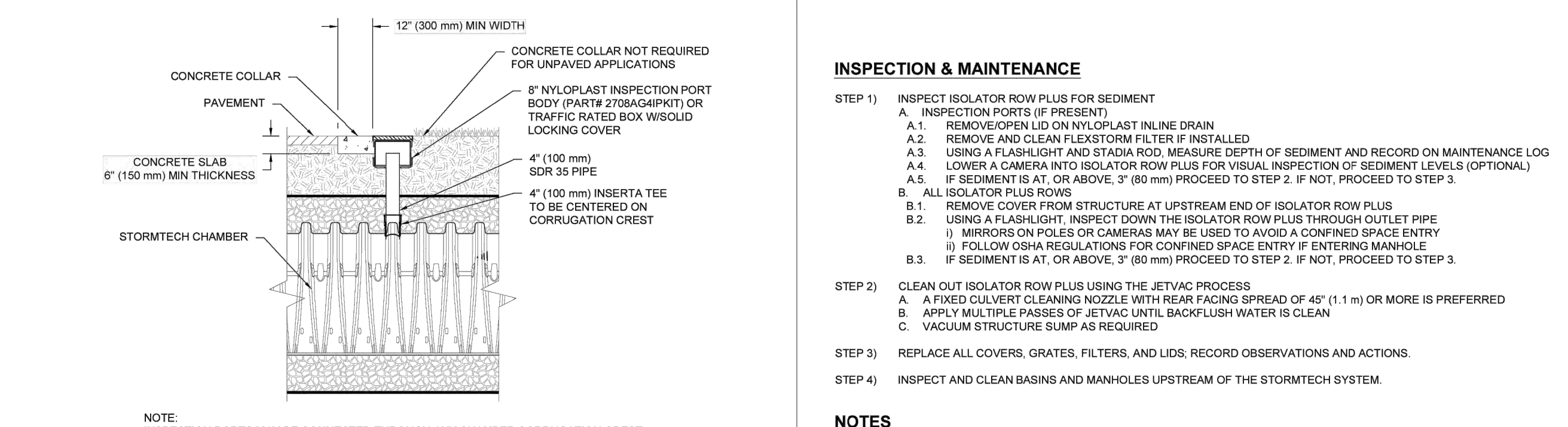
6 INSERTA-TEE SIDE INLET DETAIL

PART #	STUB	A	B	C
SC740PE007 / SC740PE007PC	6" (150 mm)	10.0" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740PE008 / SC740PE008PC	8" (200 mm)	12.2" (310 mm)	16.5" (418 mm)	0.5" (13 mm)
SC740PE107 / SC740PE107PC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.5" (13 mm)
SC740PE108 / SC740PE108PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	0.7" (18 mm)
SC740PE109 / SC740PE109PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	0.7" (18 mm)
SC740PE110 / SC740PE110PC	15" (375 mm)	18.4" (467 mm)	8.0" (229 mm)	1.2" (30 mm)
SC740PE111 / SC740PE111PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.8" (45 mm)
SC740PE112 / SC740PE112PC	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740PE240*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

* ALL STUBS, EXCEPT FOR THE SC740PE240, ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2684.
 * FOR THE SC740PE240, THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.7" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE IN-2" (51 mm) SO THAT THE FITTING IS LEVEL.
 NOTE: ALL DIMENSIONS ARE NOMINAL.



3 SC-740 ISOLATOR ROW PLUS DETAIL



4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

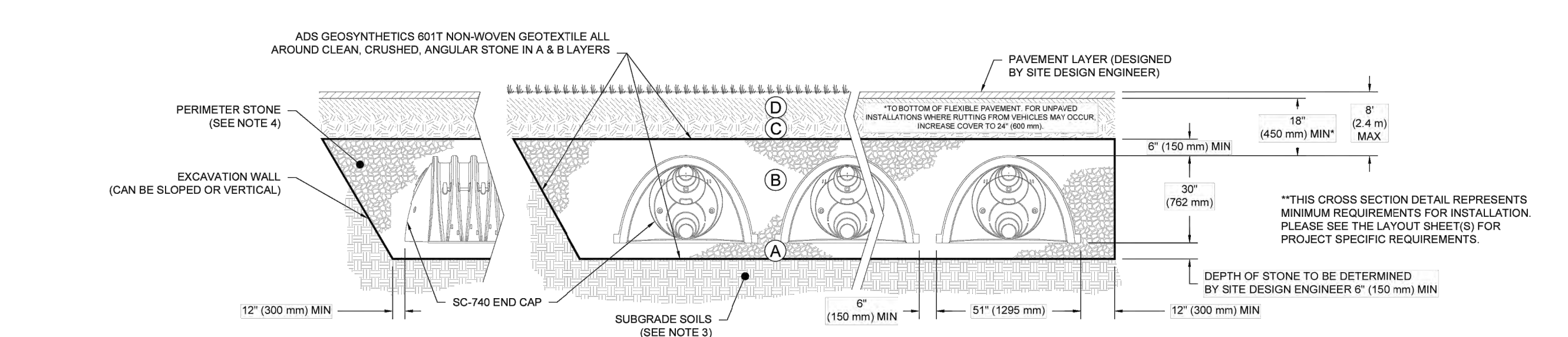
- #### INSPECTION & MAINTENANCE
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE OPEN LID ON NYLON PLAST NUTLINE DRAIN
 - REMOVE AND CLEAN FLEXISTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FINED CULVERT CLEANING NOZZLE WITH RUBBER PACKING SPRAYS OF 40" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SLUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- #### NOTES
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

2 SC-740 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M44* A-1, A-2, A-3 OR AASHTO M43* 3, 367, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 96% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 96% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 10,000 LB (5,000 KG). DYNAMIC FORCE NOT TO EXCEED 20,000 LB (9,000 KG).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 367, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,3}

- PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAINING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'B' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR 'C' AT THE SITE DESIGN ENGINEER'S DISCRETION.



1 SC-740 CROSS SECTION DETAIL

- #### NOTES:
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBER".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2757, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LB/FT². AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DRAWN: DATE: PROJECT NO: NOT TO SCALE
 REVIEWED: REV: REVISIONS

SC-740 STANDARD DETAILS

StormTech Chamber System
 888-892-2684 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
 HILLIARD, OH 43026

SHEET

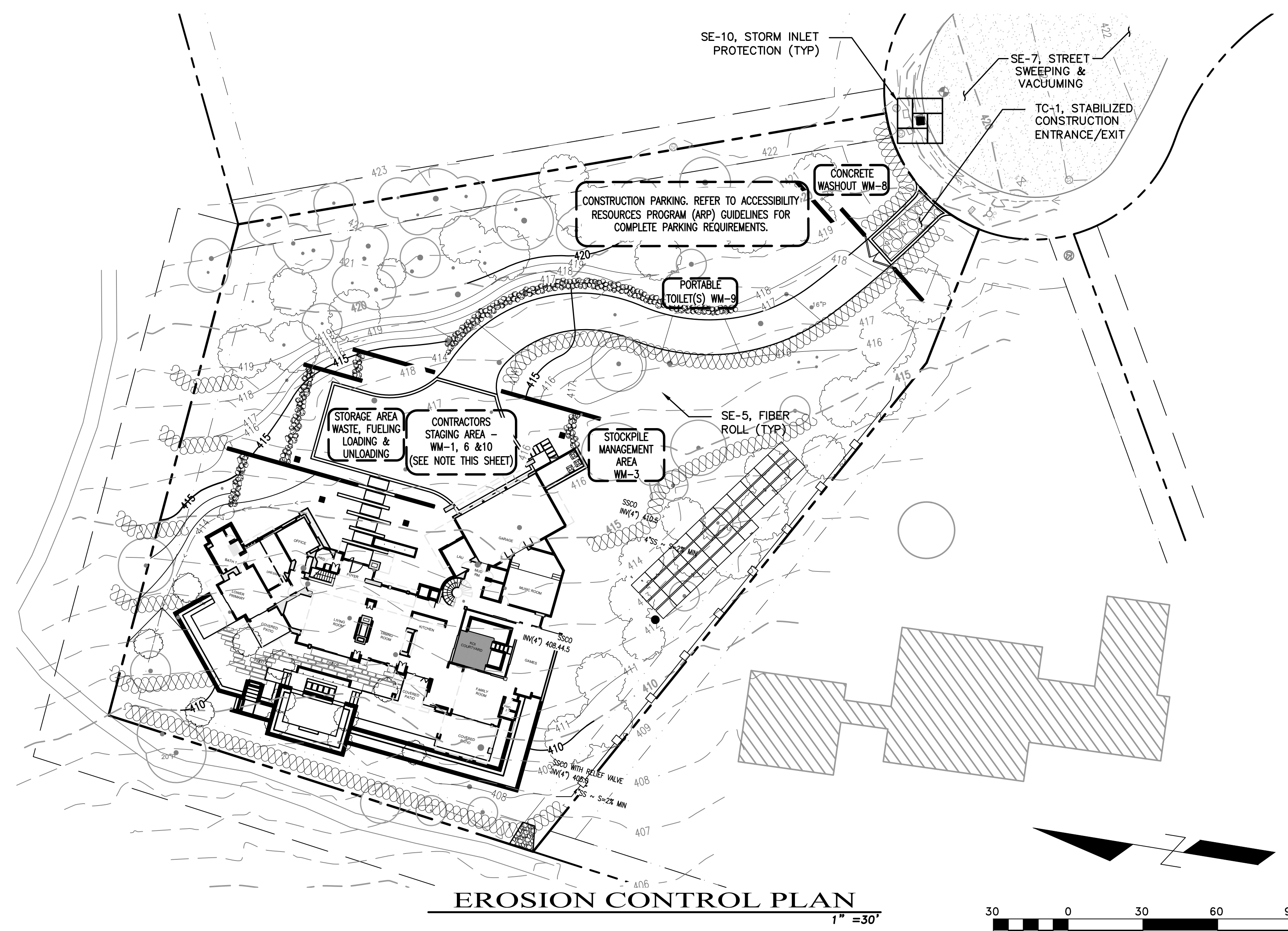
ADVANCED DRAINAGE SYSTEMS, INC. HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE THE PROPERTY OF ADS. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

EROSION & SEDIMENT CONTROL PLAN
 BAXTER RESIDENCE
 APN# 008-032-015-000
 Project Location: 34 Poppy Lane, Pebble Beach, CA
 PREPARED FOR: Stirling Hudspeth Architects

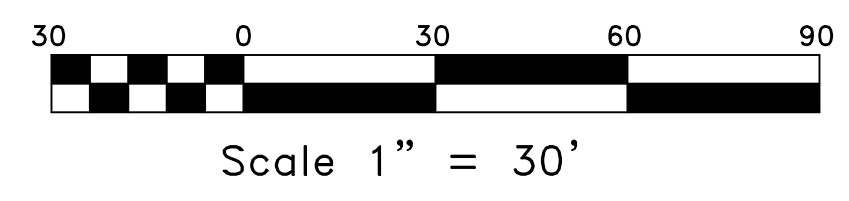
SCALE: AS NOTED
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 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC
 SHEET NUMBER: C5.1 OF 8 SHEETS
 PROJECT# 125-157

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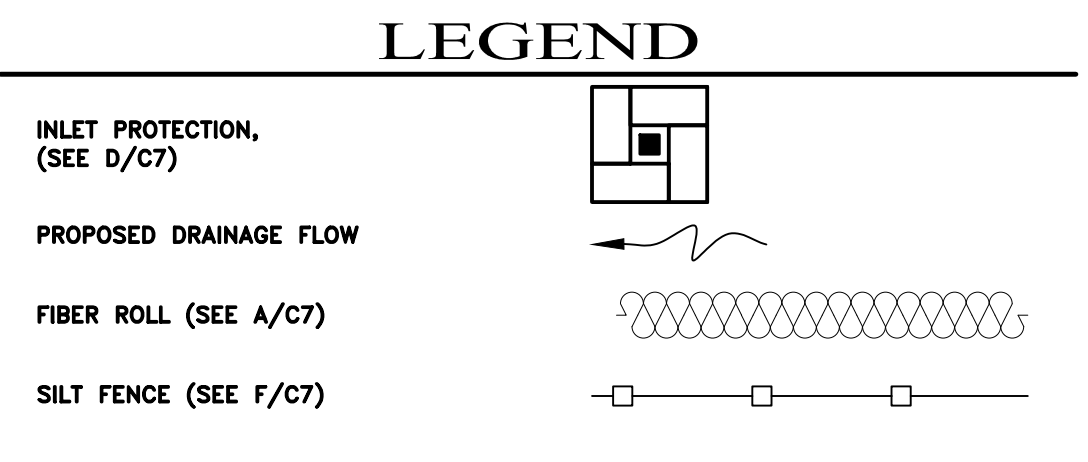
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EROSION CONTROL PLAN
1" = 30'



BMP'S	
EROSION CONTROL:	NON-STORM WATER MANAGEMENT:
EC-1 SCHEDULING	NS-1 WATER CONSERVATION PRACTICES
EC-2 PRESERVATION OF EXISTING VEGETATION	NS-2 SCHEDULING OPERATIONS
EC-3 HYDRAULIC MULCH	NS-3 PAVING AND GRINDING OPERATIONS
EC-4 HYDROSEEDING	NS-4 EJECT CONNECTION/DISCHARGE
EC-8 WOOD MULCHING	NS-7 POTABLE WATER/IRRIGATION
EC-16 NON-VEGETATIVE STABILIZATION	NS-8 VEHICLE AND EQUIPMENT CLEANING
SEDIMENT CONTROL:	NS-9 VEHICLE AND EQUIPMENT FUELING
SE-1 SILT FENCE	NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
SE-2 SEDIMENT BASINS	NS-12 CONCRETE CURING
SE-3 SEDIMENT TRAP	NS-13 CONCRETE FINISHING
SE-5 FIBER ROLL	NS-14 MATERIAL AND EQUIPMENT USE
SE-6 GRAVEL BAG BERM	WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
SE-7 STREET SWEEPING AND VACUUMING	WM-1 MATERIAL DELIVERY AND STORAGE
SE-8 GRAVEL BAG BARRIER	WM-2 MATERIAL USED
SE-9 STRAW BALE BARRIER	WM-3 STOCKPILE MANAGEMENT
SE-10 STORM DRAIN INLET PROTECTION	WM-4 SPILL PREVENTION AND CONTROL
SE-13 COMPOST SOCKS AND BERMS	WM-5 SOLID WASTE MANAGEMENT
SE-14 BOPSTER BAGS	WM-6 HAZARDOUS WASTE MANAGEMENT
TRACKING CONTROL:	WM-7 CONTAMINATED SOIL MANAGEMENT
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT	WM-8 CONCRETE WASTE MANAGEMENT
TC-3 ENTRANCE/OUTLET TIRE WASH	WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WIND EROSION CONTROL:	WM-10 LIQUID WASTE MANAGEMENT
WE-1 WIND EROSION CONTROL	



REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP: W01000000000

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL, IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:
 - VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.
- ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.
- SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE HCD-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

EROSION CONTROL NOTES

- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
 - ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
 - SITE BMP'S SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
 - BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMP'S SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
 - DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
 - ACCESS ROADS SHALL BE CLEANED (SWEEP) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
 - DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.
- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND DUSABLE PAINT AS A HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 - IF A PUMP IS USED, PLACE THE EXPOSED PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

<p>CS ENGINEERING INCORPORATED</p> <p>Civil Engineering Land Development Stormwater Management</p> <p>126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 656-3636 Fax: (831) 647-1194 mailto:info@csengineering.net</p>	<p>PROFESSIONAL ENGINEER</p> <p>J. C. MPO</p> <p>NO. 61997 EX. CIVIL</p> <p>STATE OF CALIFORNIA</p>
<p>EROSION & SEDIMENT CONTROL PLAN</p> <p>BAXTER RESIDENCE</p> <p>APN# 008-032-015-000</p> <p>Project Location: 34 Poppy Lane, Pebble Beach, CA PREPARED FOR: Sturling Hudgeson Architects</p>	
<p>SCALE: AS NOTED</p> <p>DATE: 2026-04-27</p> <p>DESIGN BY: FJC</p> <p>DRAWN BY: ECH</p> <p>CHECKED BY: FJC</p> <p>SHEET NUMBER:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">C6</p> <p>OF 8 SHEETS</p> <p>PROJECT# 125-157</p>	



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Prepared by:

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Action:
04.28.25 PLANNING
APP REQUEST

Date: 10.27.2025

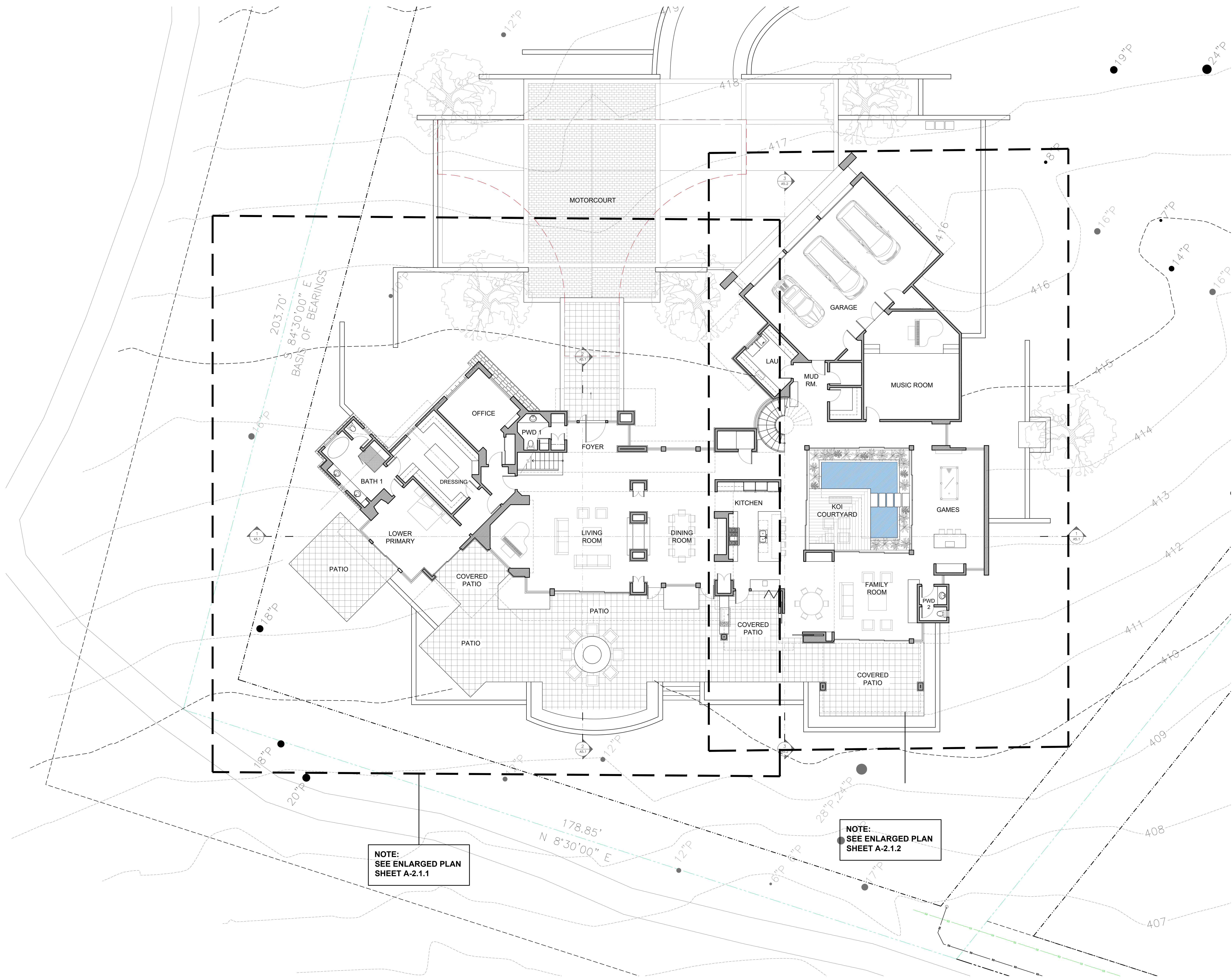
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Drawn:

Description:
**PROPOSED
MAIN LEVEL**

Sheet No:

A-2.1

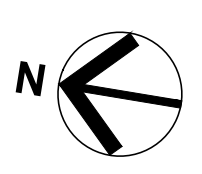


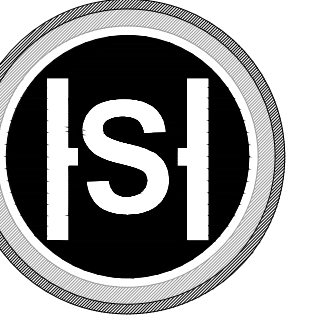
NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.1

NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.2

MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"





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Action:

Date: 10.27.2025

Scale: 1/4" = 1'-0"

Drawn:

Description:

PARTIAL MAIN LEVEL FLOOR PLAN

Sheet No:

A-2.1.1

FLOOR PLAN NOTES

- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED BY 2' FOR EVERY ELBOW MORE THAN TWO. DUCTS SHALL BE MINIMUM 4" DIAMETER, SMOOTH, AND METAL. SEE PLAN FOR LOCATION.
- THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK-DRAFT DAMPER.
- EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SOURCE.
- A "BATHROOM", WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGCS 4.506 AND SHALL INCLUDE THE FOLLOWING:
 HAVE A MINIMUM VENTILATION RATE OF 50 CFM, BE ENERGY STAR COMPLIANT AND CONTROLLED BY A SWITCH AND MUST BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%.
 ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS OR, IF FAN IS INTERFERED WITH THE LIGHTING IT SHALL BE POSSIBLE FOR THE LIGHTING TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.
- PLUMBING FIXTURE MAXIMUM WATER CONSUMPTION RATES:
 • KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
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FLOOR PLAN KEY NOTES

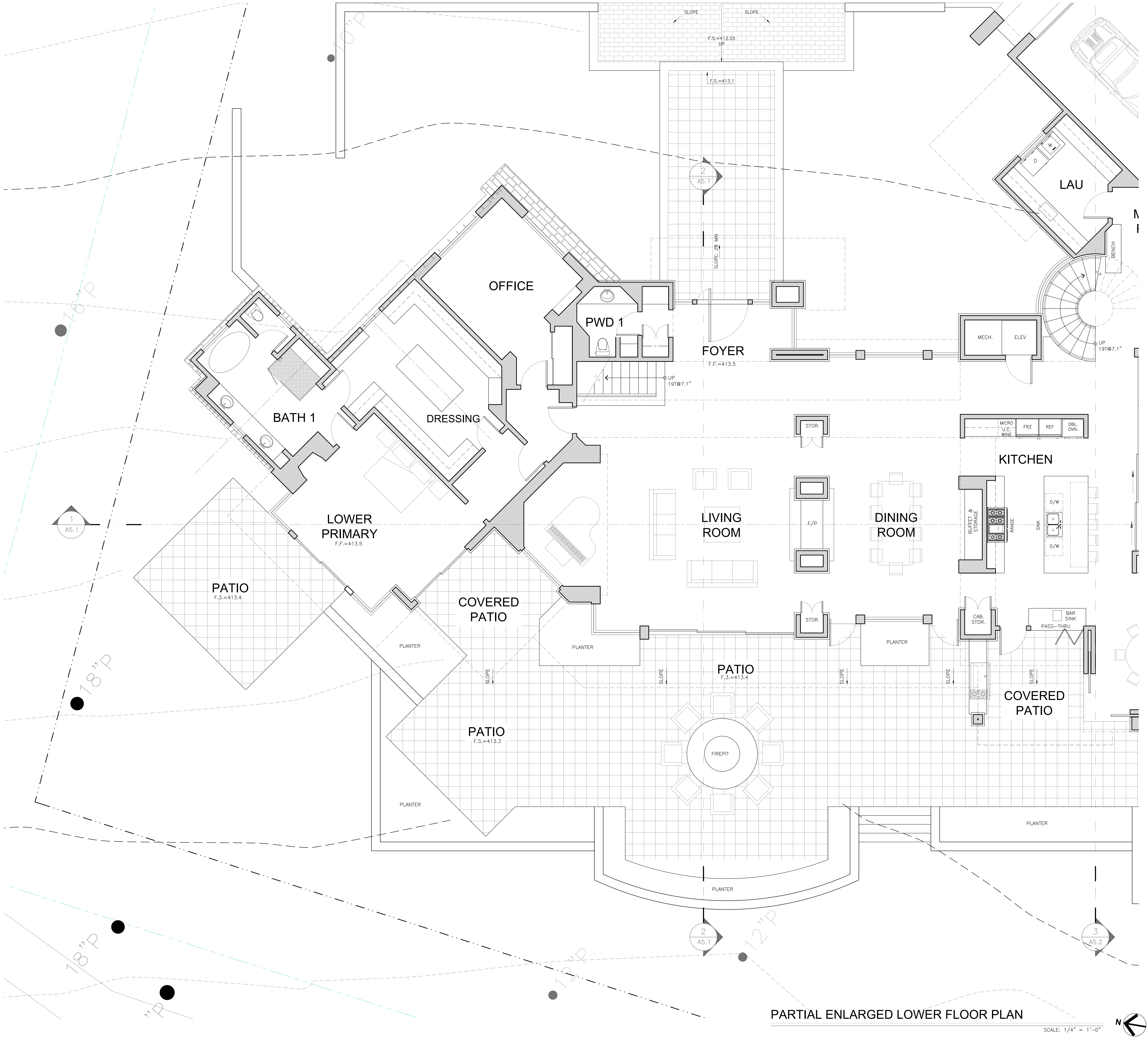
- KEYNOTES ARE SHOWN ON ENLARGED FLOOR PLANS SHEETS A2.1.1, A2.1.2 AND A2.2.1
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 - CEILING OR ROOF ABOVE, SEE RCP
 - LINE OF FLOOR BELOW
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 - PERVIOUS COURTYARD PAVERS
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 - HANDRAIL: PER MONTEREY COUNTY STANDARDS SEE DETAIL 1/A9.1
 - GUARDRAIL - SEE DETAIL 8/A9.1
 - ERV - 1, SEE MECHANICAL PLANS
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 - WATER HEATER - SEE MECHANICAL PLANS
 - GRADE BREAK, SEE GRADING PLAN

SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.2

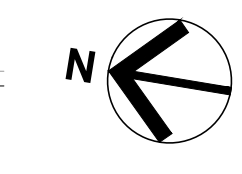
PLAN WALL LEGEND

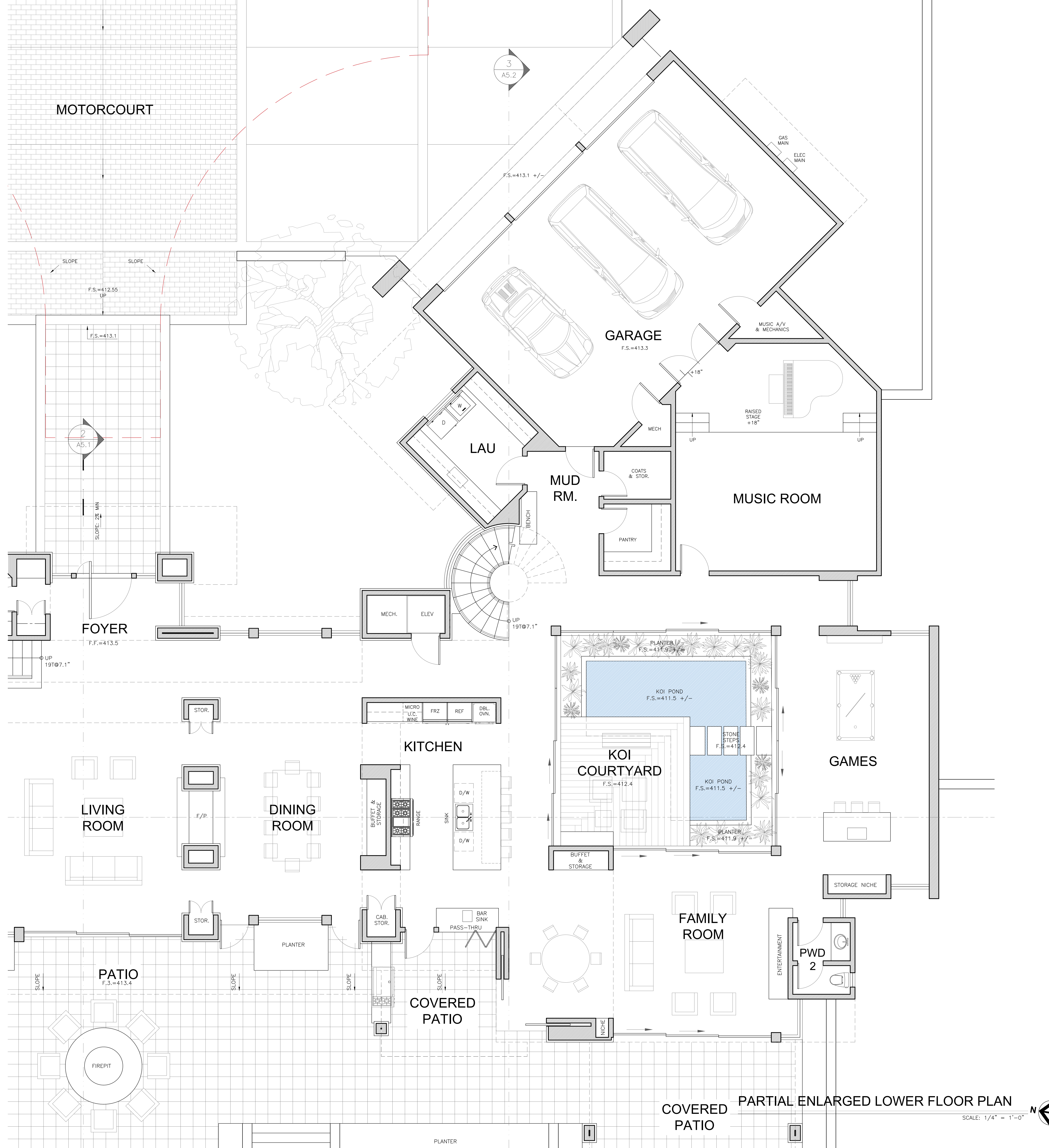
- PROPOSED 2x STUD WALL W/ THIN STONE VENEER
- PROPOSED 2x STUD WALL
- PROPOSED 2x STUD WALL 2x FURRING
- PROPOSED SITE WALL W/ STONE VENEER OR STONE WAINSCOT



PARTIAL ENLARGED LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"





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 - ERV - 1. SEE MECHANICAL PLANS
 - HEAT PUMP
 - WATER HEATER - SEE MECHANICAL PLANS
 - GRADE BREAK. SEE GRADING PLAN

SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.2

PLAN WALL LEGEND

- PROPOSED 2x STUD WALL W/ THIN STONE VENEER
- PROPOSED 2x STUD WALL
- PROPOSED 2x STUD WALL 2x FURRING
- PROPOSED SITE WALL W/ STONE VENEER OR STONE WAINSCOT

PARTIAL ENLARGED LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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Action:

Date: 10.27.2025

Scale: 1/4"=1'-0"

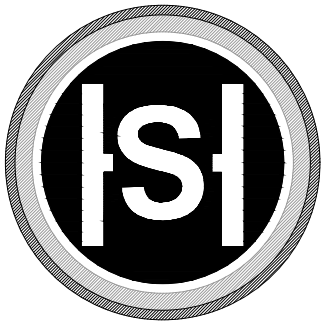
Drawn:

Description:

PARTIAL MAIN LEVEL FLOOR PLAN

Sheet No:

A-2.1.2



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Prepared by:

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Action:
04.28.25 PLANNING
APP REQUEST

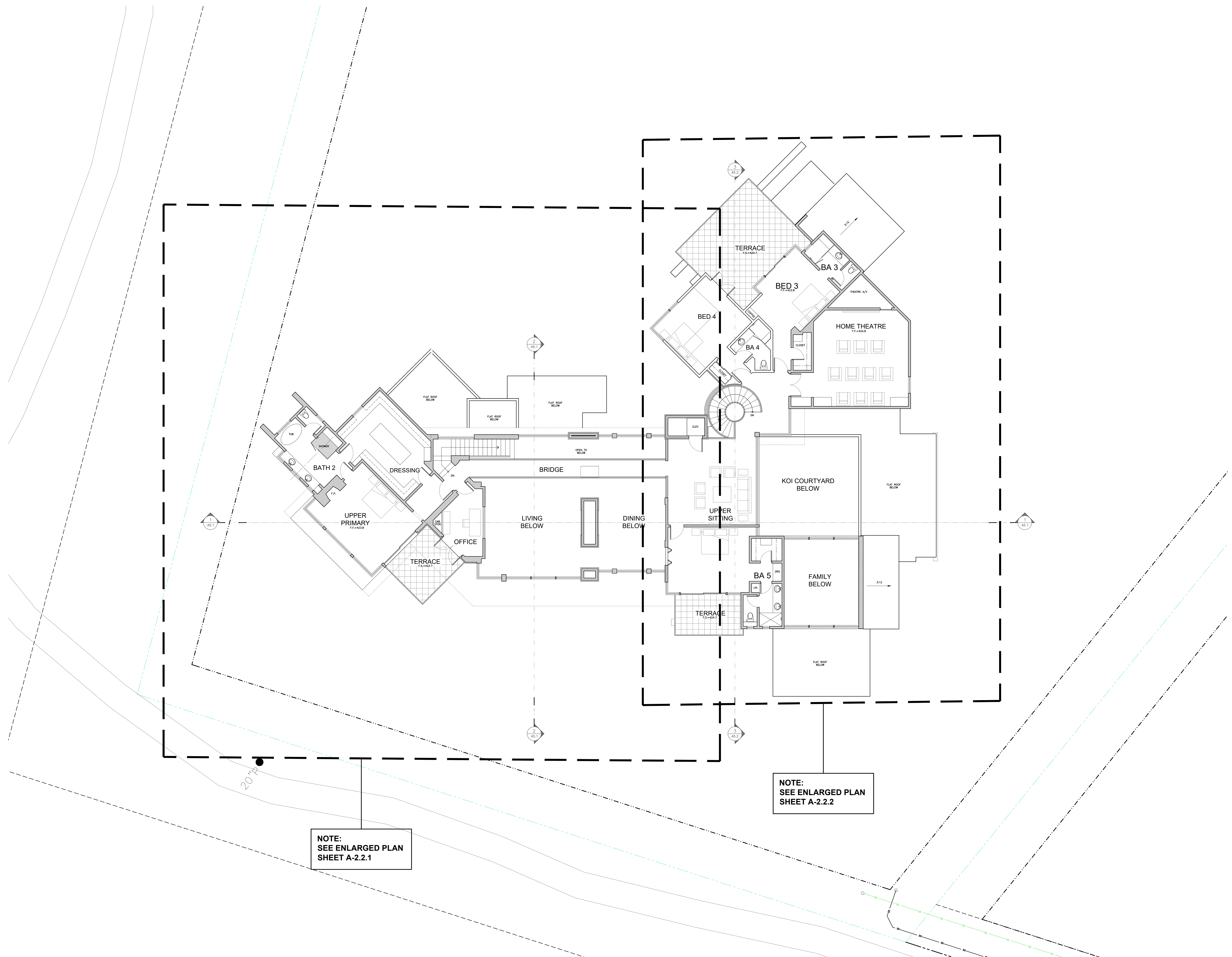
Date: 10.27.2025

Scale: 1/8"=1'-0"

Drawn:

Description:
**PROPOSED
UPPER FLOOR**

Sheet No:
A-2.2



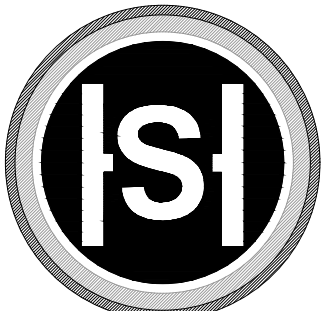
NOTE:
SEE ENLARGED PLAN
SHEET A-2.2.1

NOTE:
SEE ENLARGED PLAN
SHEET A-2.2.2

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"





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Action:

Date: 10.27.2025

Scale: 1/4"=1'-0"

Drawn:

Description:
**PROPOSED
UPPER FLOOR**

Sheet No:

A-2.2.1

FLOOR PLAN NOTES

- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED BY 2' FOR EVERY ELBOW MORE THAN TWO. DUCTS SHALL BE MINIMUM 4" DIAMETER, SMOOTH, AND METAL. SEE PLAN FOR LOCATION.
- THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK-DRAFT DAMPER.
- EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SOURCE.
- A "BATHROOM", WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGCS 4.506 AND SHALL INCLUDE THE FOLLOWING:
HAVE A MINIMUM VENTILATION RATE OF 50 CFM, BE ENERGY STAR COMPLIANT AND CONTROLLED BY A SWITCH AND MUST BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%.
ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS OR, IF FAN IS INTEGRAL WITH THE LIGHTING IT SHALL BE POSSIBLE FOR THE LIGHTING TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.
- PLUMBING FIXTURE MAXIMUM WATER CONSUMPTION RATES:
• KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
• LAVATORY FAUCETS: 1.2 GPM @ 60 PSI
• SHOWERHEAD: 1.8 GPM @ 80 PSI
• WATER CLOSET: 1.28 GPF
• CLOTHES WASHERS: ENERGY-STAR CERTIFIED
• DISHWASHERS: ENERGY-STAR CERTIFIED
- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.
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- CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
- WATER CLOSET SHALL HAVE A MINIMUM 24" CLEARANCE IN FRONT AND A 15" INCH CLEARANCE FROM ITS CENTERLINE TO EACH SIDE WALL (CPC 402.1)

FLOOR PLAN KEY NOTES

KEYNOTES ARE SHOWN ON ENLARGED FLOOR PLANS SHEETS A2.1.1, A2.1.2 AND A2.2.1

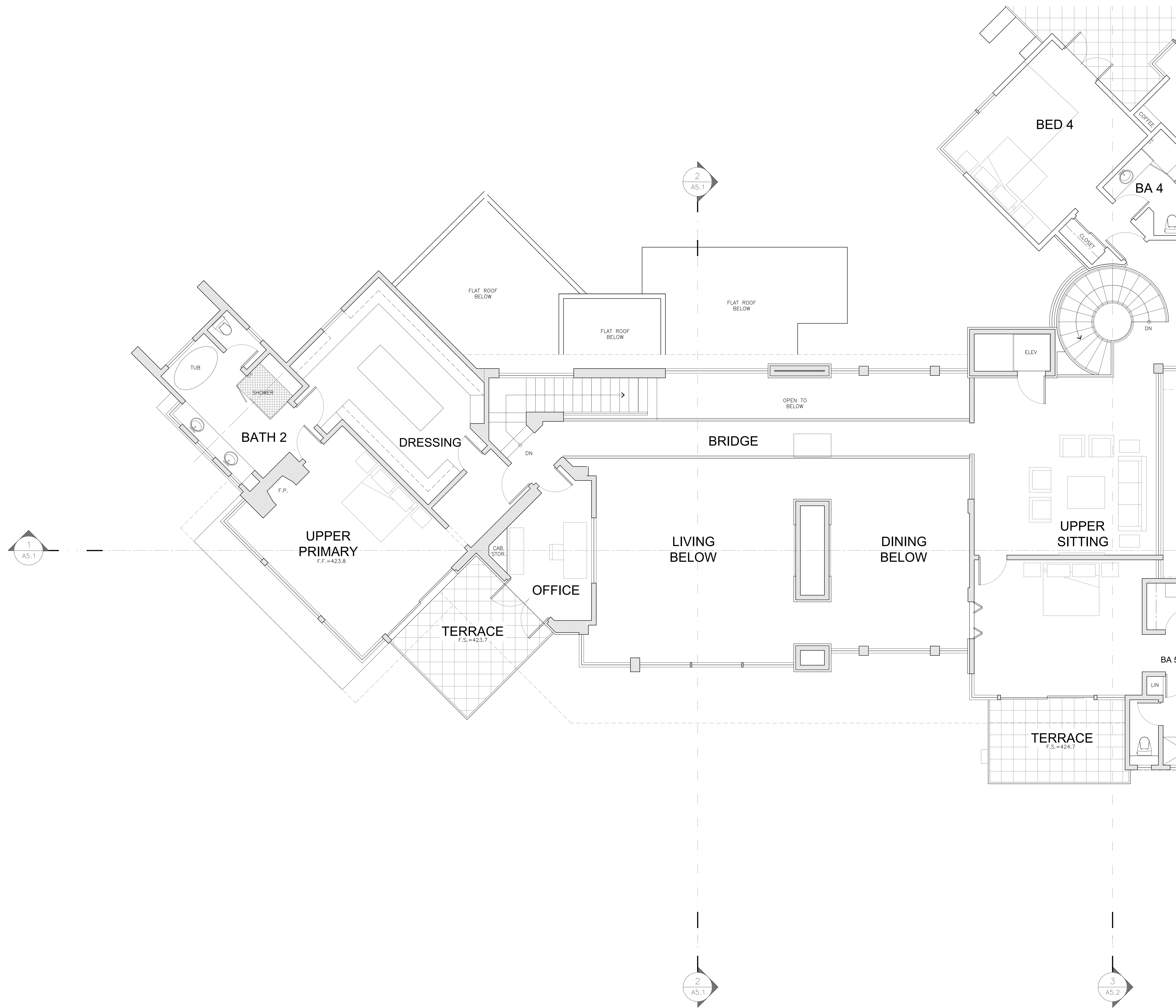
- LINE OF UPPER FLOOR ABOVE
- CEILING OR ROOF ABOVE, SEE RCP
- LINE OF FLOOR BELOW
- PATIO, SEE 1/8 SCALE PLANS FOR DIMENSIONS
- PERVIOUS COURTYARD PAVERS
- D.G. DRIVEWAY
- SITE WALL, SEE 1/8 SCALE PLANS FOR DIMENSIONS
- GAS FIREPLACE - "DA VINCI" CUSTOM LEFT HAND CORNER, LISTED TO ANSI Z21.50b-2014, CSA 2.22b-2014 AND CSA P4.1-15
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- SHOWER FLOOR FLUSH WITH FINISHED FLOOR, SLOPE TO "INFINITY" DRAIN, FINISHED WITH STONE TILE. FULL HEIGHT UP WALLS MIN. W/ FRAMELESS TEMPERED GLASS DOOR AND PANELS. FINISHED INTERIOR SHALL BE A MINIMUM OF 1024 SQ. INCHES AND CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. -1- PROVIDE STEAM WHERE INDICATED
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- GUARDRAIL - SEE DETAIL 8/A9.1
- ERV - 1, SEE MECHANICAL PLANS
- HEAT PUMP
- WATER HEATER - SEE MECHANICAL PLANS
- GRADE BREAK, SEE GRADING PLAN

SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.2

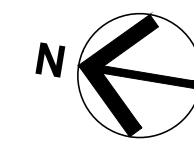
PLAN WALL LEGEND

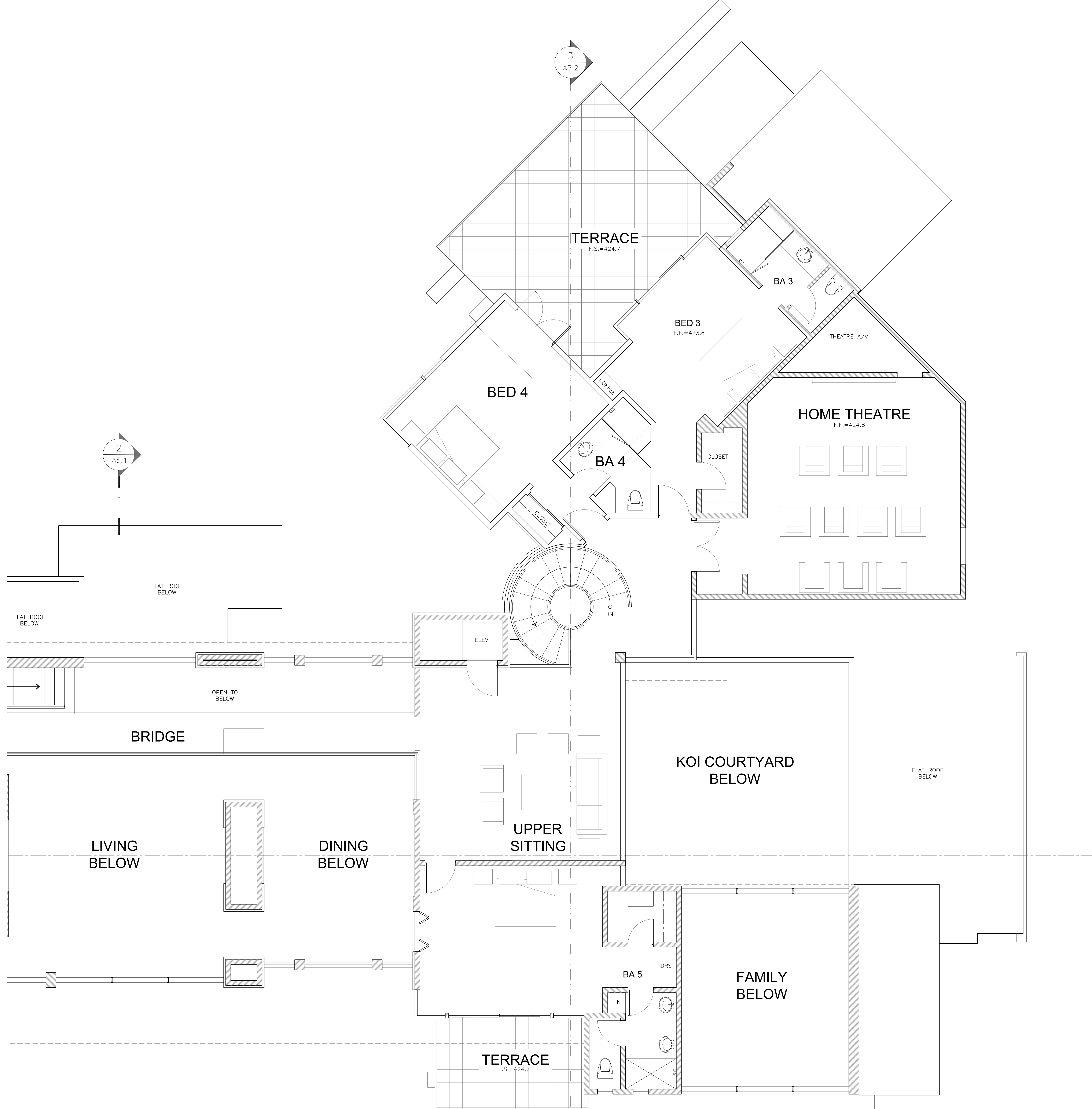
- PROPOSED 2X STUD WALL W/ THIN STONE VENEER
- PROPOSED 2x STUD WALL
- PROPOSED 2x STUD WALL 2X FURRING
- PROPOSED SITE WALL W/ STONE VENEER OR STONE WAINSCOT



PARTIAL ENLARGED UPPER FLOOR PLAN

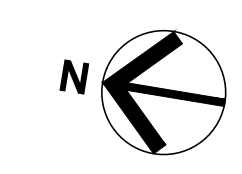
SCALE: 1/4" = 1'-0"





PARTIAL ENLARGED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



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FLOOR PLAN KEY NOTES

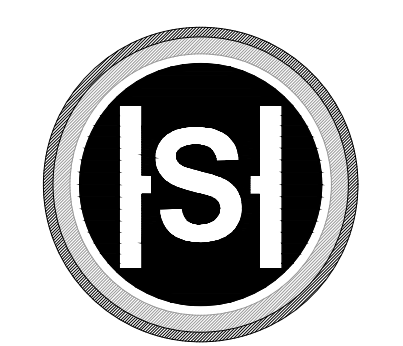
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 - ERV - 1, SEE MECHANICAL PLANS
 - HEAT PUMP
 - WATER HEATER - SEE MECHANICAL PLANS
 - GRADE BREAK, SEE GRADING PLAN

SYMBOLS LEGEND

- ⊙ DOOR PER SHEET A-8.1
- ⊙ WINDOW PER SHEET A-8.2

PLAN WALL LEGEND

- [Symbol] = PROPOSED 2X STUD WALL W/ THIN STONE VENEER
- [Symbol] = PROPOSED 2x STUD WALL
- [Symbol] = PROPOSED 2x STUD WALL 2X FURRING
- [Symbol] = PROPOSED SITE WALL W/ STONE VENEER OR STONE WAINSCOT



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Prepared by: _____

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Action: _____

Date: 10.27.2025

Scale: 1/4"=1'-0"

Drawn: _____

Description:
 PROPOSED UPPER FLOOR

Sheet No:
A-2.2.2



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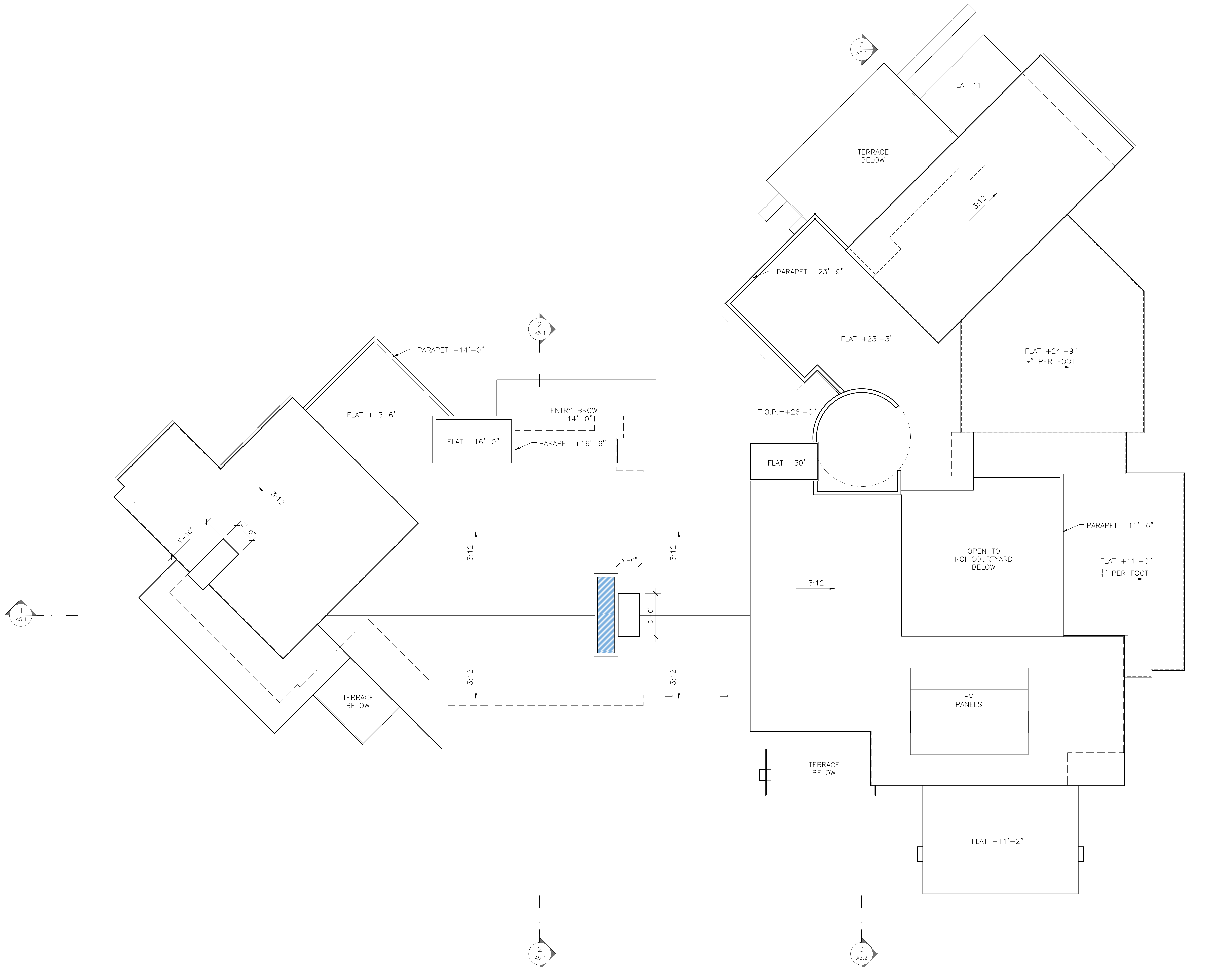
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KEY NOTES SPECIFIC TO ROOF PLANS

- CLASS 'A' FLAT ROOF (2" PER FT. SLOPE); SINGLE PLY MEMBRANE FINAL CRICKET/SLOPE DIRECTION BY ROOFER
- CLASS 'A' SLOPED ROOF (3" PER FT. SLOPE); METAL STANDING SEAM ROOF.
- ROOF DRAIN AND OVERFLOW PER DETAIL 9/A9.4 FINAL LOCATIONS TO BE DETERMINED BY ROOFER
- CRICKET: 1/2" CDX PLYWOOD OVER MIN. 2x6@ 16" O.C. RAFTERS (OVER ROOF FRAME BELOW) SLOPED TO DRAIN MIN. 1/4" PER FOOT PITCH (SEE PLAN); ROOF OVER AND COPPER FLASH VALLEYS.
- 2'-10"x5'-3" (HORIZ) FIXED CURB SKYLIGHT. FINAL MEASUREMENT TO BE DETERMINED IN THE FIELD
- COPPER GUTTERS WITH DOWNSPOUTS. GUTTERS TO BE FITTED WITH GUTTER GUARDS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS

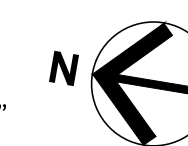
GENERAL ROOF NOTES

- EDGE/ROOF FLASHING AND METAL WORK SUCH AS ANGLE/COUNTER FLASHING CHIMNEY CAPS/COLLARS AND SCREENS (24 GA. UNLESS NOTED OTHERWISE); COPPER AND INSTALLED PER 'SMACA' STANDARDS AND RELATED DETAILS. ALTERNATE: BONDERIZED METAL.
- COPPER FLASH ALL VALLEYS AND SADDLES AND ROOF BLEND BREAKS MIN. 12" INTO ROOF PLANE EACH DIRECTION (CONTINUOUS). ALTERNATE: BONDERIZED METAL.
- LOCATE ALL ROOF PENETRATIONS PLAN NORTH OF ROOF RIDGE LINE (AWAY FROM STREET VIEW); ARCHITECT & CONTRACTOR TO COORDINATE.
- WHERE ROOF PROFILE ALLOWS SPACE BETWEEN ROOF COVERING AND ROOF DECK, SPACES TO BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRE STOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF NO.72 ASTM CAP SHEET OVER ROOF SHEATHING. (CBC 704A.1.2).



MAIN ROOF PLAN

SCALE: 3/16" = 1'-0"



Prepared by: _____

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Action: _____

Date: 10.27.2025

Scale: 3/16"=1'-0"

Drawn: _____

Description: _____

PROPOSED ROOF PLAN

Sheet No:

A-3.1

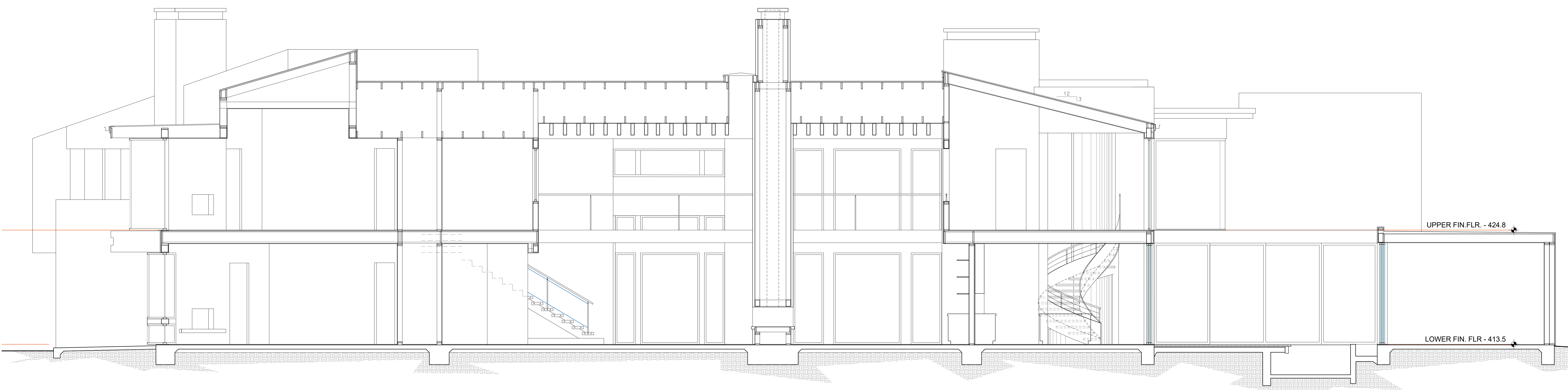


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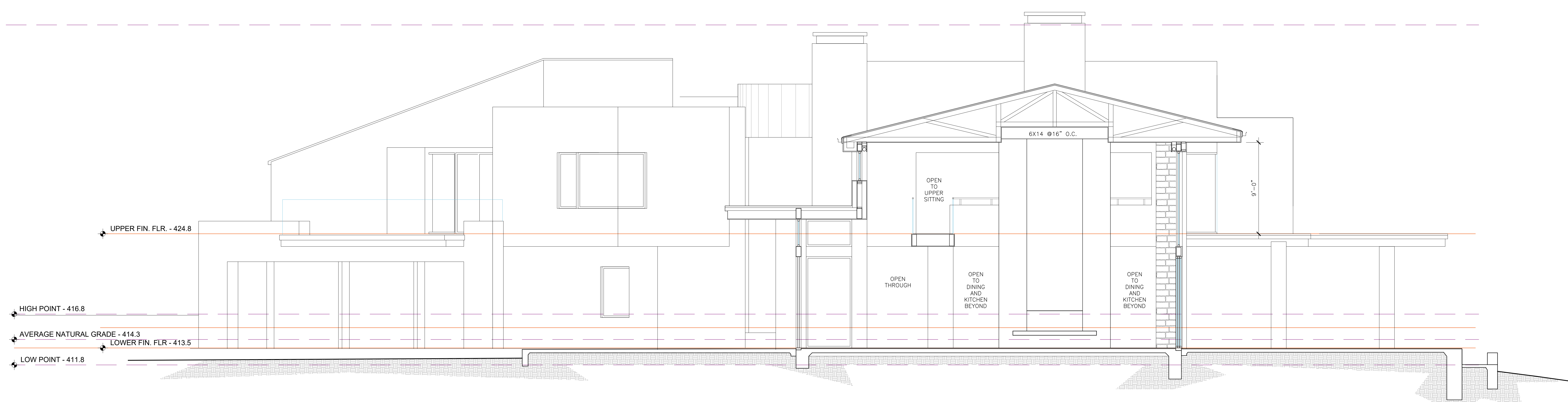
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SECTION 1

SCALE: 1/4"=1'-0"



SECTION 2

SCALE: 1/4"=1'-0"

Prepared by:

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Action:

Date: 10.27.2025

Scale: 1/4" = 1'-0"

Drawn:

Description:

BUILDING SECTIONS

Sheet No:

A-5.1



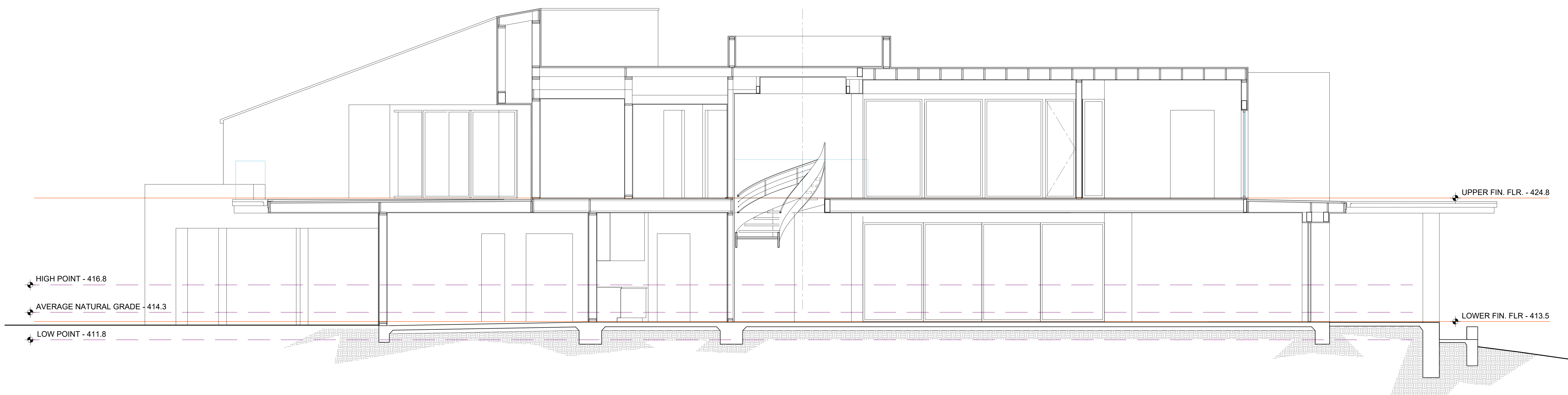
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MAXIMUM ALLOWABLE BUILDING HEIGHT - 444.3



HIGH POINT - 416.8

AVERAGE NATURAL GRADE - 414.3

LOW POINT - 411.8

UPPER FIN. FLR. - 424.8

LOWER FIN. FLR. - 413.5

SECTION 3

SCALE: 1/4" = 1'-0"

Prepared by:

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Action:

Date: 10.27.2025

Scale: 1/4" = 1'-0"

Drawn:

Description:

BUILDING SECTIONS

Sheet No:

A-5.2

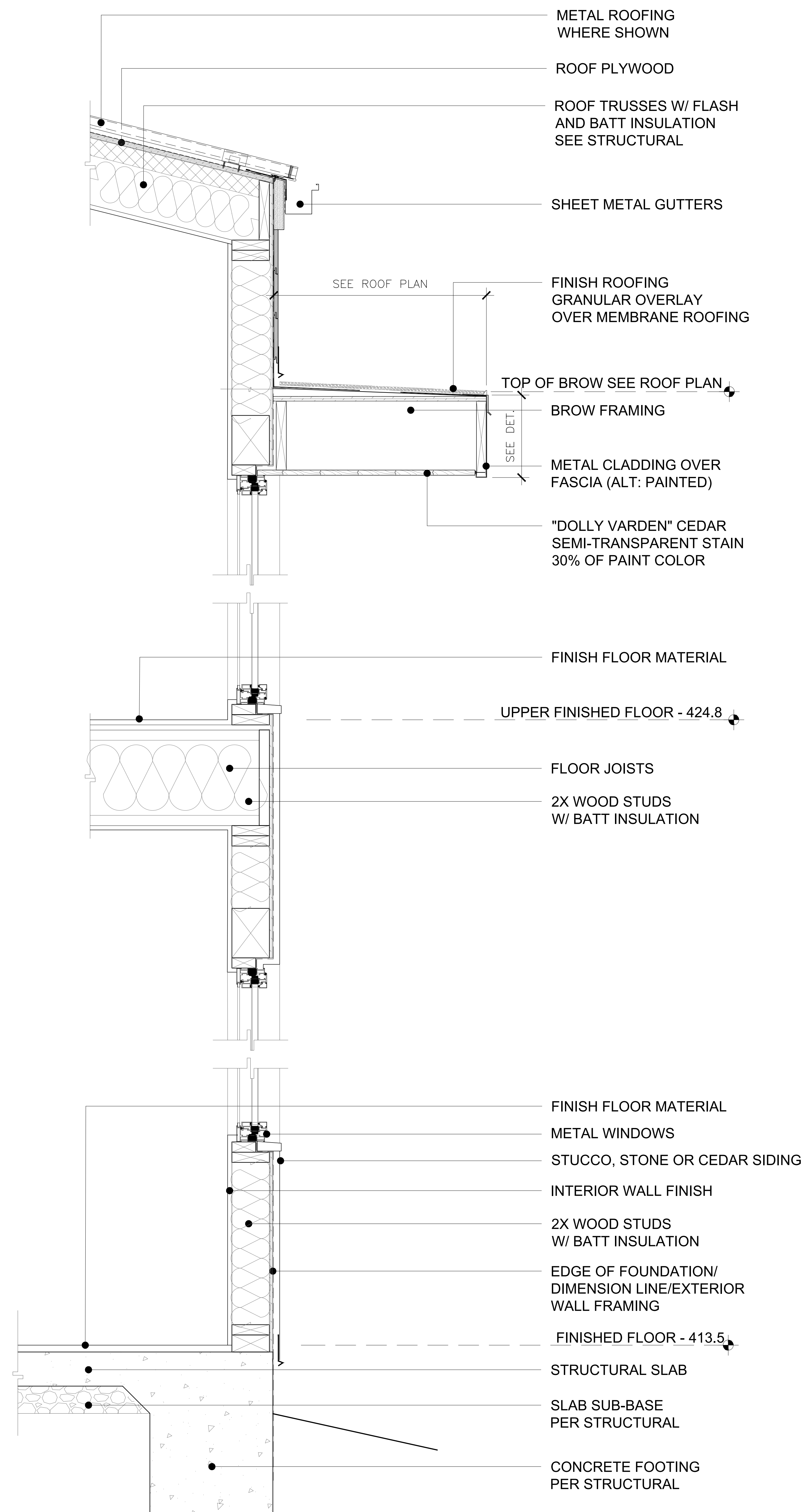


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WALL SECTION 1

SCALE: 1-1/2"=1'-0"

Prepared by:

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Action:

Date: 10.15.2025

Scale: 1-1/2" = 1'-0"

Drawn:

Description:

WALL SECTIONS

Sheet No:

A-5.4



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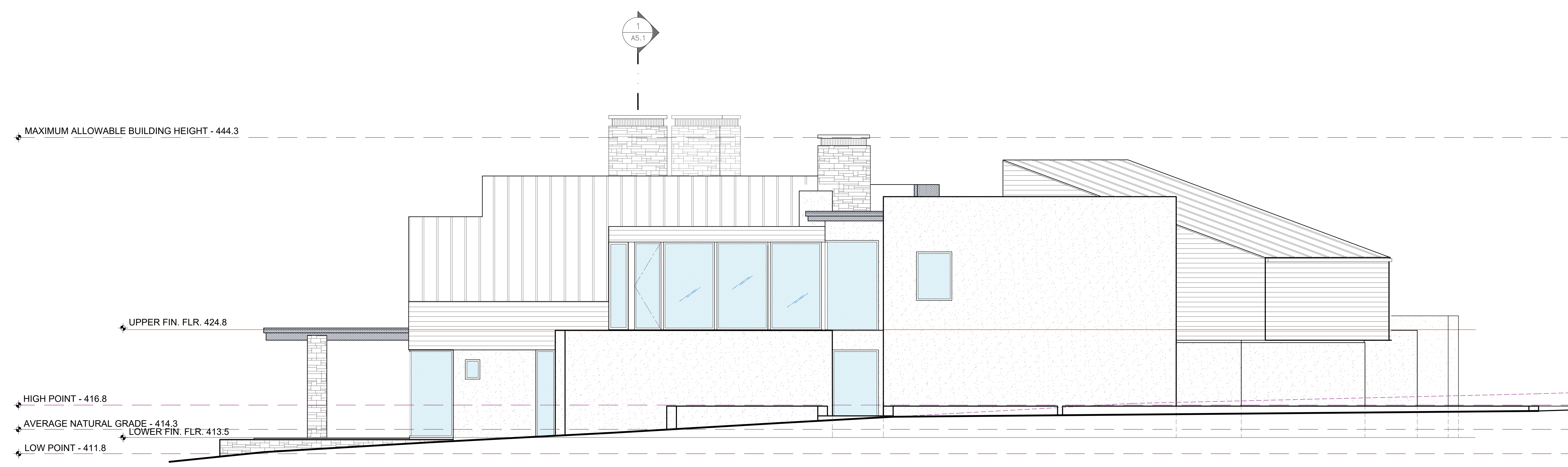
ELEVATION KEY NOTES

- EX-1 HORIZONTAL CEDAR SIDING
- EX-2 THIN STONE VENEER
- EX-3 CHIMNEY SHROUD
- EX-4 METAL CLAD DOORS & WINDOWS
- EX-5 STANDING SEAM METAL ROOF
- EX-6 PAINTED FASCIA WITH PAINTED SHEET METAL GUTTER
- EX-7 LANDSCAPE/RETAINING WALL STUCCO OR STONE



PROPOSED EAST (ENTRY) ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

Prepared by: _____

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Action: _____

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Scale: 3/16" = 1'-0"

Drawn: _____

Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.1



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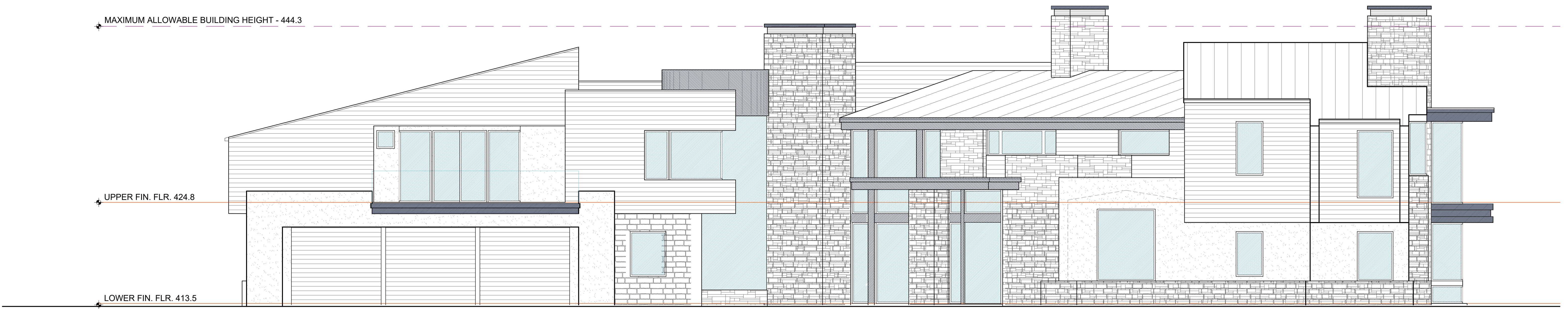
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- EX-5 STANDING SEAM METAL ROOF
- EX-6 PAINTED FASCIA WITH PAINTED SHEET METAL GUTTER
- EX-7 LANDSCAPE/RETAINING WALL STUCCO OR STONE



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

Prepared by:

PRELIMINARY

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Action:

Date: 10.27.2025

Scale: 3/16" = 1'-0"

Drawn:

Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.2



STERLING | HUDDLESON

P.O. BOX 221092
CARMEL, CA. 93922
TEL. 831.624.4363

www.sterlinghuddleson.com



BAXTER RESIDENCE
34 POPPY LANE
PEBBLE BEACH, CA 93953
A.P.N. 008-032-015

Prepared by: _____

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Action: _____

Date: 10.27.2025

Scale: NONE

Drawn: _____

Description:

EXTERIOR
PERSPECTIVES

Sheet No:
A-6.3

HINKLEY & IR

HINKLEY LIGHTING, INC.
13300 PIN OAK PARKWAY, 1 AVON LAKE, OHIO 44012
(PH) 440.853.8300 (FX) 440.853.8355
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



ATLANTIS 1649SK-LED	
SATIN BLACK	
WIDTH:	9.0"
HEIGHT:	24.0"
WEIGHT:	7.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.8"
SOCKET:	11W LED INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	900
COLOR TEMP:	2700K
CRI:	95
INCANDESCENT EQUIVALENCY:	1 x 35W + 1 x 50W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	PATENT (US AND FOREIGN PATENTS PENDING)
EXTENSION:	4.0"
TTO:	20.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
LPC:	640665164978

L-1 FIXTURE

HINKLEY & IR

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(PH) 440.853.8300 (FX) 440.853.8355
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



ATLANTIS 1518BZ	
BRONZE	
MATERIAL:	ALUMINUM
GLASS:	ETCHED GLASS LENS
WIDTH:	6.5"
HEIGHT:	22.0"
EXTENSION:	-
TTO:	-
BACKPLATE HEIGHT:	-
BACKPLATE WIDTH:	-
BULB:	ONE 20W T3 BI-PIN (INCLUDED)
VOLTAGE:	120V
LPC:	640665151800
NOTES:	

L-3 FIXTURE

H36LVAT
3" Aperture, Shallow Ceiling, Non-IC/AT
12V Low Voltage, MR16

H36LVAT is a Non-IC AIR-TITE™ fixture for use with HG 3" series trims. Housing is AIR-TITE rated to prevent airflow between heated or air conditioned spaces and unconditioned attic areas. For use with 12V MR16 lamps.
Non-IC Housing is AIR-TITE™ but insulation must be kept 3 inches away from all sides of housing.

FEATURES

HOUSING
Formed of CR6 with white powder coat finish.

PLASTER FRAME
Housing adjusts in plaster frame to accommodate up to 1-1/2" ceiling thickness. Galvanized steel construction. Plaster frame features include:
• Recessed locking screws for securing hanger bars.
• Cutouts for easily crimping hanger bars in position.
• PLD frame encased in plaster frame. The housing may be removed from plaster frame to provide access to the junction box.
• The patented AIR-TITE gasket.

SLIDE-IN-SIDE™ JUNCTION BOX
• Four 1/2" side size conduit knockouts with true pry-out slots are positioned to accommodate straight conduit runs.
• Slide-In-Side™ wire traps allow non-metallic sheathed cable to be installed without tools and without removing knockouts. Accepts a wide range of non-metallic sheathed cable.
• Allow wiring connections to be made outside the junction box.
• Simply insert the cable directly into the trap after connections are made.
• Accommodates the following standard non-metallic sheathed cable sizes:
 (US) #142, #140, #122, #120
 (Canada) #142, #143, #122

QUICK CONNECT™ CONNECTORS
Three quick connect wiring connectors included.

Get NAIL™ Pass-N-Thru™ BAR HANGERS
• Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams.
• Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
• Automatic leveling flange aligns the housing and lets you hold the housing in place with one hand while driving nails.
• Housing can be positioned at any point within 24" just span.
• Pass-N-Thru™ feature allows bar hangers to be shortened without removing from plaster frame.
• Score lines allow "toolless" shortening for 12" joists.
• Bar hangers may be repositioned 90°.
• Integral T-bar clip snaps onto T-bars - no additional clips required.

TRANSFORMER
Integral magnetic transformer steps 120V line voltage down to 12V lamp operating voltage. Rated for 50W max.

SOCKET
GU5.3 socket for 12V MR16 lamps.

LABELS
• UL/ULC Listed 1588 Luminaire
• UL/ULC Damp Location Listed
• UL/ULC Listed for Wet Location, covered ceiling - with select trims
• UL/ULC Listed for Feet Through
• Certified Under ASTM-E283 for air tight construction

L-2 FIXTURE

HINKLEY & IR

HINKLEY LIGHTING, INC.
13300 PIN OAK PARKWAY, 1 AVON LAKE, OHIO 44012
(PH) 440.853.8300 (FX) 440.853.8355
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

LUNA LED STEP 120V 58504BZ
BRONZE

WIDTH:	3.0"
HEIGHT:	4.5"
WEIGHT:	0.7 LBS
MATERIAL:	ZINC-ALUMINUM ALLOY
SOCKET:	4W LED INCLUDED
LED INFO:	
LUMENS:	240
COLOR TEMP:	2700K
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 20W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	INDOOR/OUTDOOR USE
EXTENSION:	0.5"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
LPC:	640665585032

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES INTO A BEAUTIFUL ENVIRONMENT THAT SERVES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE AGLow®.

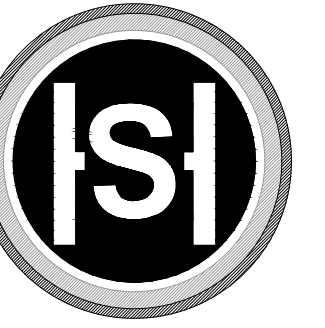
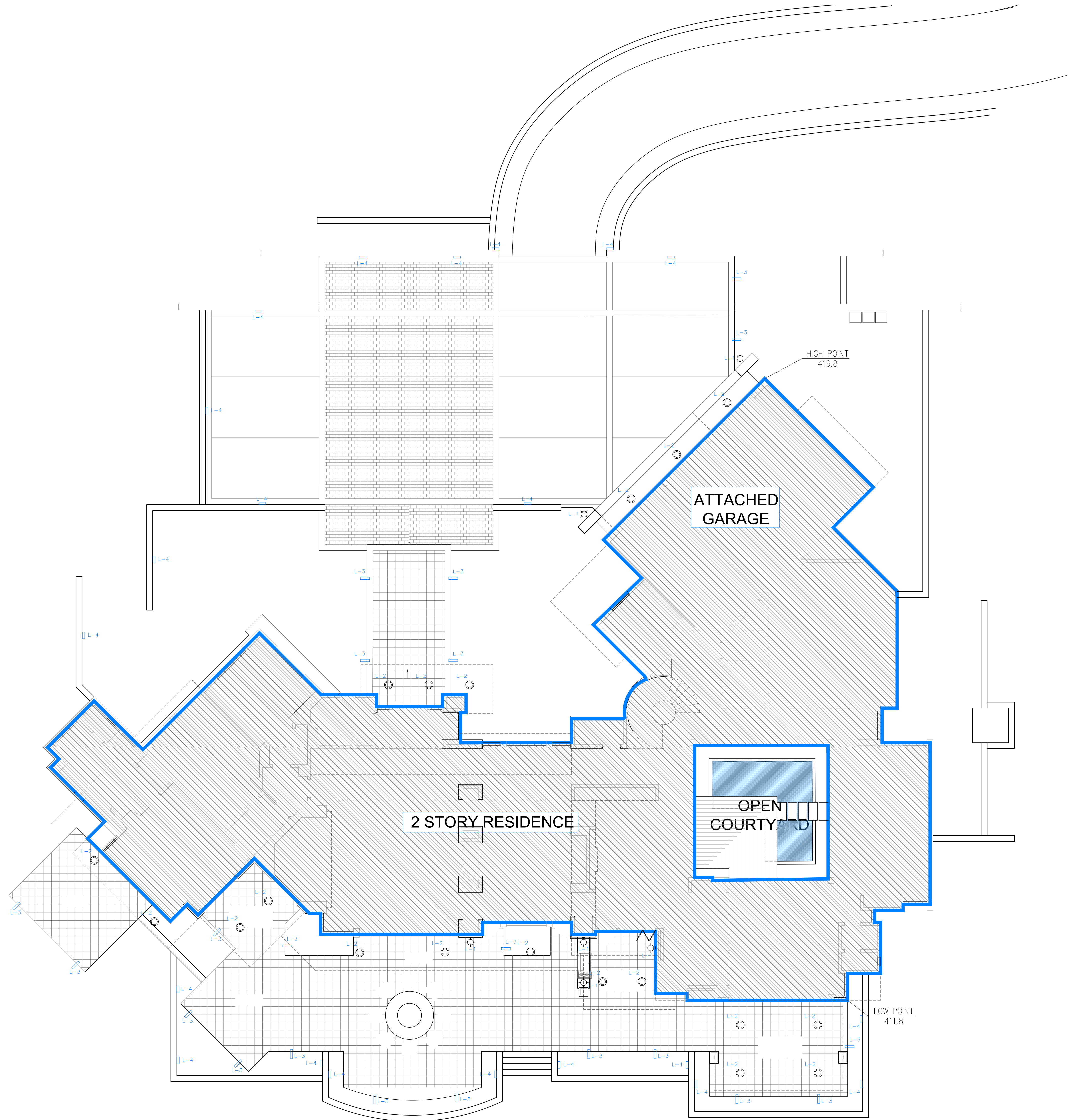
L-4 FIXTURE

LEGEND:

QTY.	SYM.	DESCRIPTION
6	L-1	11W LED WEATHERPROOF EXTERIOR WALL LIGHT - SIZE VARIES
19	L-2	12V MR-16 WATERPROOF RECESSED LIGHT
21	L-3	20 WATT MAX. LOW VOLTAGE WATERPROOF PATH LIGHT
21	L-4	20 WATT MAX. LOW VOLTAGE WATERPROOF STEP/WALL LIGHT

NOTE:

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA, CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.



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PEBBLE BEACH, CA 93953
A.P.N. 008-092-015

Prepared by:

PRELIMINARY

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Action:

Date: 10.27.2025

Scale: 1/16"=1'-0"

Drawn:

Description:

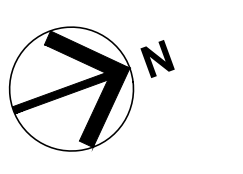
EXTERIOR LIGHTING PLAN

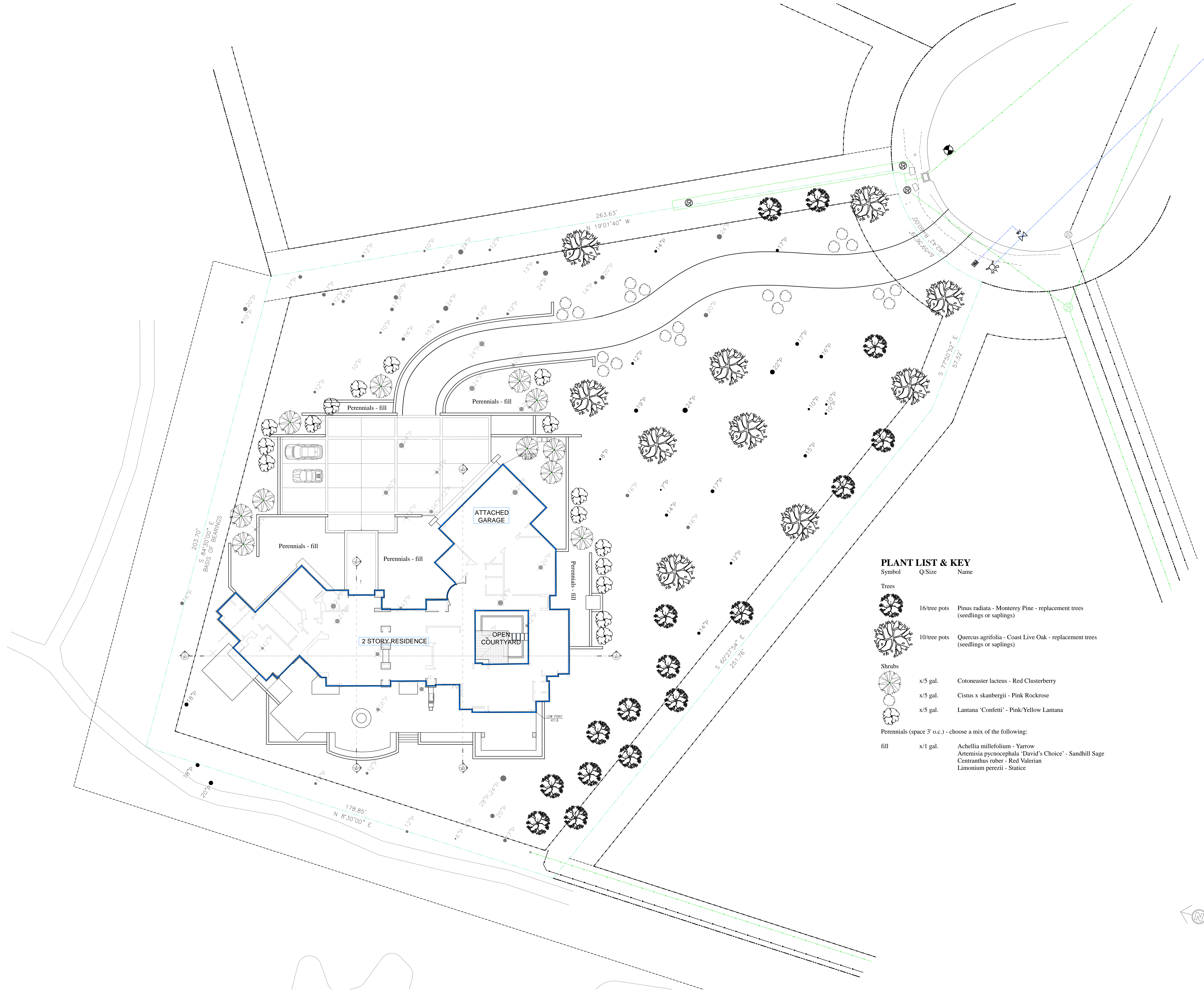
Sheet No:

EX-1.1

SITE EXTERIOR LIGHTING PLAN

SCALE: 1/16"=1'-0"





PLANT LIST & KEY

Symbol	Q/Size	Name
Trees		
	16/tree pots	Pinus radiata - Monterey Pine - replacement trees (seedlings or saplings)
	10/tree pots	Quercus agrifolia - Coast Live Oak - replacement trees (seedlings or saplings)
Shrubs		
	x/5 gal.	Cotoneaster lacteus - Red Clusterberry
	x/5 gal.	Cistus x skanbergii - Pink Rockrose
	x/5 gal.	Lantana "Confetti" - Pink/Yellow Lantana
Perennials (space 3' o.c.) - choose a mix of the following:		
	fill	x/1 gal. Achillea millefolium - Yarrow Artemisia pycnocephala "David's Choice" - Sandhill Sage Centranthus ruber - Red Valerian Limnium perezii - Statice

Project: **BAXTER RESIDENCE**
 34 Poppy Lane
 Pebble Beach, CA 93953
 APN: 008-032-015
 Contact: Braden Sterling
 Sterling + Huddleson
 831-624-4363

Landscape Plan
 Scale: 1/16" = 1'0"
 Date: 10/15/2025

Floravista
 Dinah Irino
 Landscape Designer
 982 Phoenix Avenue
 Ventura, CA 93004
 831.261.4840
 flora.vista@sbvglobal.net

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